

Amt. Financed \$6821.64

MORTGAGE

vol 1353 no 747

THIS MORTGAGE is made this 20th day of March 1984 between the Mortgagor Sarah E. Hill (herein "Borrower"), and the Mortgagee Freedlander, Inc. The Mortgagee People, a corporation organized and existing under the laws of Virginia whose address is 4020 West Broad Street, Richmond, Virginia 23230 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the amount of U.S. \$ 17455.20 which indebtedness is evidenced by Borrower's note dated March 20, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on March 26, 1994;

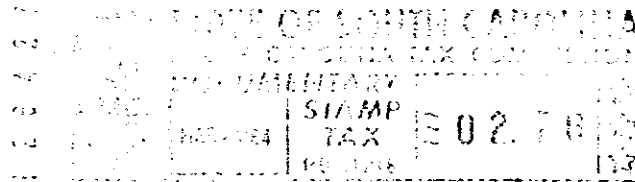
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Butler Township, within the corporate limits of the City of Greenville, and being known and designated as Lot #4 of the property of W. T. Patrick and W. R. Timmons, Jr., according to a plat of record in the RMC Office for Greenville County in Plat Book EE at Page 94, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Eisenhower Avenue at the joint front corner of Lots 3 and 4, and running thence S. 14-16 E. 175 feet to a point at the joint rear corner of Lots 3 and 4; thence N. 75-44 E. 67 feet to a point at the joint rear corner of Lots 4 and 5; thence N. 14-16 W. 175 feet to a point on the southern side of Eisenhower Avenue at the joint front corner of Lots 4 and 5; thence with the southern side of Eisenhower Avenue, S. 75-44 W. 67 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Colin F. Harper and Mary Alice Harper recorded in the Office of the RMC for Greenville County on July 6, 1977, in Deed Book 1059 at Page 990.

This mortgage is second and junior in lien to that certain mortgage given by Sarah E. Hill to Collateral Investment Company in the original amount of \$22,300 recorded in the Office of the RMC for Greenville County on July 6, 1977, in Mortgage Book 1403 at Page 291.



which has the address of 112 Eisenhower Avenue, Greenville, South Carolina 29607 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

SOUTH CAROLINA

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