

MORTGAGE

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GREENVILLE CC. S. C.

THIS MORTGAGE is made this 24th day of April 1984 between the Mortgagor Edward R. Brown and Maria L. Brown (herein "Borrower"), and the Mortgagee The Mortgage People, Inc. 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. \$ 65184.00 which indebtedness is evidenced by Borrower's note dated April 24, 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 April 30, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Jessie L. and Betty E. Bozard" prepared by R. B. Bruce dated December 30, 1972, which plat is of record in the Office of the RMC for Greenville County in Plat Book 4-W at Page 124, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Mac's Road 1263.9 feet from the intersection of Mac's Road and Highway 20, and running thence N. 4-50 E. 277.2 feet to an iron pin; thence S. 52-00 E. 627 feet to a point on Mac's Road; thence N. 9-30 W. 742 feet to a point in the middle of the branch; running thence with the branch which is the line, S. 68-20 E. 666.6 feet to a point where said branch crosses under Mac's Road; running thence down the right-of-way of Mac's Road, S. 45-40 W. 695 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Wilford Diston and Irene E. Diston recorded in the Office of the RMC for Greenville County on October 8, 1982, in Deed Book 1175 at Page 445.

This mortgage is second and junior in lien to that certain mortgage in favor of Collateral Investment Company recorded in the Office of the RMC for Greenville County on January 4, 1973, in Mortgage Book 1262 at Page 495.

which has the address of Route 6 Box 371 Piedmont South Carolina 29673 (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 seized 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

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