

**MORTGAGE**

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THIS MORTGAGE is made this 25th day of May 1984 between the Mortgagors Eugene Cleveland and Mildred Cleveland (herein "Borrower"), and the Mortgagee Freedlander, Inc. The Mortgage 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. \$ 16113.60 which indebtedness is evidenced by Borrower's note dated May 25, 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 June 1, 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, being known and designated as Lot No. 1 on plat entitled "Staunton Court" recorded in the RMC Office for Greenville County in Plat Book PPP at Page 41-A at Plat Book PPP at Page 143, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Staunton Bridge Road at the joint corner of Lot 1 and property now or formerly of A. B. Price, and running thence with the southern side of Staunton Bridge Road, N. 64-49 E. 90.75 feet to a point at the intersection of Staunton Bridge Road and Staunton Court; thence with the curve of said intersection, the chord of which is S. 73-32 E. 37.32 feet to an iron pin on the Western side of Staunton Court; thence with Staunton Court S. 31-48 E. 96.3 feet to an iron pin at the joint corner of Lots 1 and 2; thence with the common line of said lots, S. 58-12 W. 115 feet to an iron pin; thence N. 31-48 W. 135.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Faye Galloway recorded in the Office of the RMC For Greenville County on July 15, 1974, in Deed Book 1003 at Page 34.

This mortgage is second and junior in lien to that certain mortgage in favor of Molton, Allen & Williams, Inc. in the original amount of \$25,000 recorded in the Office of the RMC for Greenville County on July 15, 1974, in Mortgage Book 1316 at Page 397, and assigned to First Atlanta Mortgage Corporation by assignment recorded in Mortgage Book 1580 at Page 416 on September 14, 1982.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
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which has the address of . Route 11, Staunton Bridge Road Greenville, South Carolina 29601 (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

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