

MORTGAGE

1074 036

THIS MORTGAGE is made this 24th day of July 1984 between the Mortgagor, Charles E. Dixon and Myrtle D. Dixon, (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. \$ 10995.66 which indebtedness is evidenced by Borrower's note dated July 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 July 30, 1994;

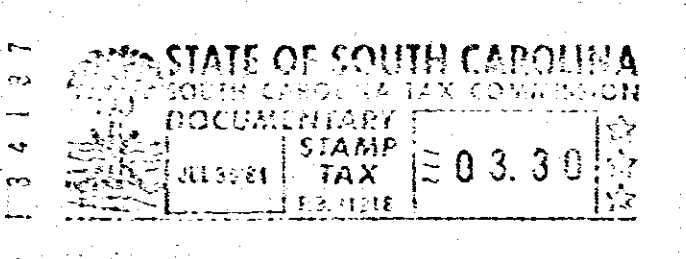
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 together with buildings and improvements situate, lying and being on the western side of Citadel Street in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 5 on a Revision of a Portion of Kenmore Terrace made by Campbell & Clarkson Surveyors, Inc., dated June 24, 1971, and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, page 21, reference to which is hereby craved for the metes and bounds thereof, and having the following metes and bounds, to wit:

BEGINNING at iron pin on the western side of Citadel Street, joint front corner Lots 4 and 5, and running thence down joint line of said lots, N. 89-10 W. 150 feet to iron pin; running thence S. 50-50 W. 100 feet to iron pin at joint rear corner of Lots 5 & 6; running thence down joint line of said lots S. 89-10 E. 150 feet to iron pin on western side of Citadel Street; running thence down western side of Citadel Street N. 0-50 E. 100 feet to point of beginning.

This is the same property conveyed to the Mortgagors by deed of Mildred B. Hinkle, recorded December 31, 1976, in Deed Book 1049 at Page 368.

This mortgage is second and junior in lien to that certain mortgage in favor of Cameron-Brown Company in the original sum of \$17,450.00 recorded in the RMC Office for Greenville County on December 21, 1971, in Mortgage Book 1217 at Page 205.



which has the address of 5 Citadel Street, 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 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

Vertical stamp on the right margin, possibly containing the number 1074.

Vertical stamp on the right margin, possibly containing the number 4328-1723.