

FILED  
GREENVILLE S.C.

**MORTGAGE**

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THIS MORTGAGE is made this 19th day of September 1984 between the Mortgagor, Douglas Mills, Jr. (herein "Borrower"), and the Mortgagee, Freedlander, Inc. The Mortgagee is 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. \$ 45993.60 which indebtedness is evidenced by Borrower's note dated September 19, 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 *D.M. 84m* September 25, 1994;

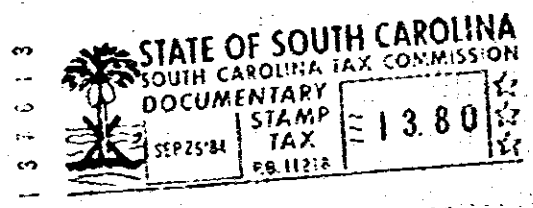
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 located in the County of Greenville, State of South Carolina, lying and being on the western side of Cotswold Terrace and being shown as Lot No. 1 of Oakview Subdivision, Section II, according to a plat by Marvin L. Borum and Associates dated April 2, 1973, and being shown on plat entitled Oakview Section II, recorded in RMC Office for Greenville County in Plat Book 4-R, page 48, and having the following metes and bounds, to wit:

BEGINNING at point on *D.M. 84m* Cotswold Terrace, joint front corner Lots 1 & 2, and running thence along joint line of said lots N. 87-35 W. 146 feet to point; thence running along rear of Lot 1, N. 0-34 E. 125 feet to point on Boling Road; thence along said road S. 72-38 E. 128.4 feet to point; thence running along Cotswold Terrace, S. 40-48 E. 37.6 feet to point; thence continuing along said Cotswold Terrace, S. 2-19 W. 62.5 feet to point of beginning.

*D.M. 84m*  
This being same property conveyed to Mortgagors herein by deed of Carla A Hills, Secretary of Housing and Urban Development, May 24, 1976, recorded in Deed Book 1036, page 792.

This mortgage is junior in lien to that certain mortgage in favor of C. W. Haynes & Company in original sum of \$16,900.00, dated May 6, 1976, recorded in Mortgage Book 1368, page 337.



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which has the address of 2 Cotswold Terrace Taylors South Carolina 29687 (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 (for 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

RETS

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