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R.M.C. SLEY

**MORTGAGE**

1347-981

THIS MORTGAGE is made this 8th day of February 1984 between the Mortgagor, Marie H. Wood (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. \$ 68689.20 which indebtedness is evidenced by Borrower's note dated February 8, 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 February 14, 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 City of Greenville, County of Greenville, State of South Carolina, at the intersection of Boxwood Lane and Woodland Way and being known and designated as Lot No. 6 of Boxwood Manor, plat of which is recorded in the RMC Office for Greenville County in Plat Book BB at Page 85, and having, according to more recent plat made by Piedmont Engineering Service, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Woodland Way at the joint front corners of Lots 5 and 6 of said subdivision and running thence along the common line of said lots, N. 29-08 W. 250 feet to an iron pin; thence along the common line of Lots Nos. 6 and 18, S. 60-52 W. 100 feet to an iron pin on the eastern side of Boxwood Lane; thence along the eastern side of Boxwood Lane, S. 29-08 E. 200 feet to a point; thence following the curve of Boxwood Lane as it converges with Woodland Way, the chord of which curve runs S. 74-08 E. 70.7 feet to a point on the northwestern side of Woodland Way; thence along the northwestern side of Woodland Way, N. 60-52 E. 50 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of William B. Hood and Gail S. Hood recorded January 26, 1977, in Deed Book 1650 at Page 41, and deed of David Q. Wood recorded June 23, 1983, in Deed Book 1191 at Page 18.

This mortgage is second and junior in lien to that certain mortgage given by David Q. and Marie H. Wood to First Federal Savings and Loan Association in the original amount of \$49,800 recorded in Mortgage Book 1387 at Page 440 on January 25, 1977.

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which has the address of 123 Woodland Way 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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