

MORTGAGE

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THIS MORTGAGE is made this 25th day of June 1984 between the Mortgagor, Richard M. A. Cranford, Sr. and Catherine W. Cranford (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. \$ 31,921.20 which indebtedness is evidenced by Borrower's note dated June 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 29, 1994;

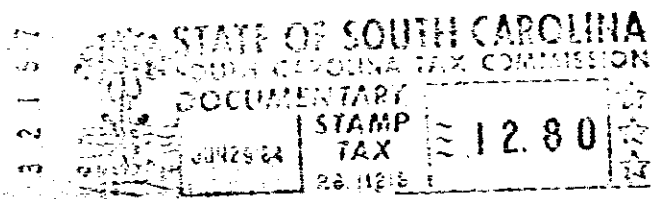
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Menlo Drive, being shown and designated as Lot No. 117 on plat of Brentwood, Section III, recorded in the RMC Office for Greenville County in Plat Book 5D at Page 42, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Menlo Drive, joint front corner of Lots Nos. 117 and 116, and running thence with said Menlo drive, S. 25-03 E. 58.2 feet to an iron pin; thence continuing with said Menlo Drive, S. 35-58 E. 47 feet to an iron pin at the joint corner of Lot No. 118; thence with the line of Lot No. 118, S. 54-02 W. 150 feet to an iron pin; thence N. 27-30 W. 115 feet to an iron pin; thence N. 57-47 E. 144.4 feet to an iron pin on the western side of Menlo Drive, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of George O'Shields Builders, Inc. recorded in the Office of the RMC for Greenville County on April 15, 1977, in Deed Book 1054 at Page 691.

This mortgage is second and junior in lien to that certain mortgage in favor of United Federal Savings and Loan Association in the original amount of \$33,200 recorded in the Office of the RMC for Greenville County in Mortgage Book 1360 at Page 141.



which has the address of 106 Menlo Drive Simpsonville South Carolina 29681 (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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