

MORTGAGE

THIS MORTGAGE is made this ¹⁻⁴⁸ 21st day of August 1984 between the Mortgagor, Jerry R. Burdette and Gaye H. Burdette (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. \$ 18176.40 which indebtedness is evidenced by Borrower's note dated August 21, 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 August 27, 1994;

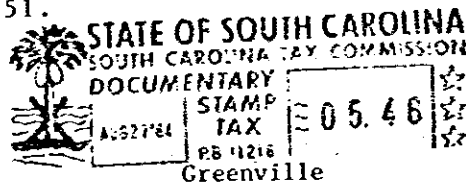
To SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 with improvements thereon situate, lying and being in or near City of Greenville, County of Greenville, State of South Carolina, shown and designated as Lot No. 73 of Section A on plat entitled "A Subdivision for Woodside Mills, Greenville, S. C.", prepared by Pickell and Pickell, Engineers, dated January 14, 1950, recorded in Plat Book W, page 111 through 117, inclusive, and being described more particularly according to more recent plat of Jerry R. Burdette and Gaye H. Burdette, dated October 30, 1978, prepared by W. R. Williams, Jr., PE/LS, to wit:

BEGINNING at iron pin on southeastern side of Second Street at joint front corner Lots 72 & 73 and running thence along common line of said lots S. 54-08 E. 124.5 feet to join rear corner of said lots on 12-foot alley; thence along said alley S. 34-45 W. 13.0 feet to iron pin; thence S. 51-38 W. 47.0 feet to iron pin; thence S. 88-44 W. 24.0 feet to iron pin; thence N. 55-00 W. 91.6 feet to iron pin at northeastern corner of intersection of said alley and Second Street; thence along said street N. 34-45 E. 74.0 feet to iron pin, point of beginning.

THIS being same property conveyed to Mortgagors herein by deed of Lillie Mae S. Mathis, et al, recorded November 13, 1978, in Deed Book 1091, page 737.

This mortgage is junior in lien to that certain mortgage to Panstone Mortgage Service, Inc. in original sum of \$13,200.00 recorded November 13, 1978, Mortgage Book 1450, page 51.



which has the address of 37 Second Street Greenville South Carolina 29611 (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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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