

THIS MORTGAGE is made this 17th day of October, 1984, between the Mortgagor, Thomas Edwin Gregory, (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. \$ 57507.60 which indebtedness is evidenced by Borrower's note dated October 1, 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 October 5, 1994;

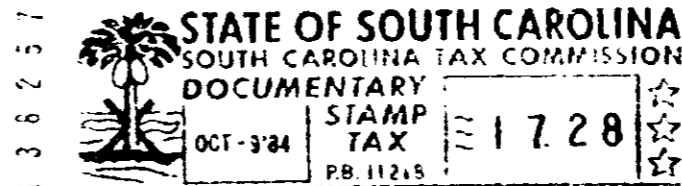
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon: the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 Greenville County, State of South Carolina, in the City of Greer, at the Southwest corner of the junction of Overbrook Drive with Mimosa Drive being shown and designated on a plat of said property prepared for Clint W. Greene, by John A. Simmons, Registered Surveyor, dated April 6, 1961, and recorded in Plat Book SS, at page 61, RMC Office for Greenville County, and having the following metes and bounds, to wit:

BEGINNING at corner of Overbrook Drive and Mimosa Drive and running thence along Overbrook Drive S. 38-42 W. 222.2 feet to point; running thence along rear line of subject property S. 43-15 E. 60 feet; thence running down side lot line N. 49-39 E. 220 feet to point on Mimosa Drive; thence along mimosa Drive N. 42-49 W. 102 feet to point of beginning.

This being same property conveyed to the Mortgagor herein by deed of Clint W. Greene recorded May 7, 1976, in Deed Book 1035, page 910.

This mortgage is junior in lien to that certain mortgage in favor of Lincoln Home Mortgage Company, Inc., of Atlanta, Ga., recorded May 7, 1976, in Mortgage Book 1366, page 926, in original sum of \$27,500.00, re-recorded June 30, 1976, Mortgage Book 1371, page 587.



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which has the address of 543 Pennsylvania Avenue, Greer, South Carolina 29651 (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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