

**MORTGAGE**

THIS MORTGAGE is made this 15th day of October 1984 between the Mortgagor, James Earl Dixon and Jacquelyne M. Dixon (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. \$ 44714.40 which indebtedness is evidenced by Borrower's note dated October 15, 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 19, 1994;

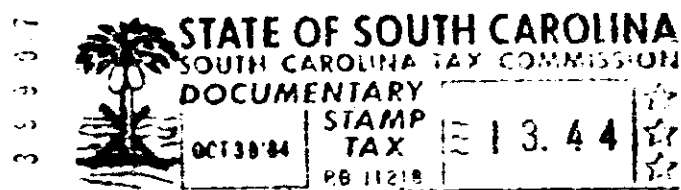
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 in State of South Carolina, County of Greenville, on northern side of Panorama Court, being shown and designated as Lot No. 9 on plat of Plantation Estates, property of Dempsey Construction Co., Inc., made by Dalton & Neves, Engineers, dated December 1965, revised May 1966, recorded in RMC Office for Greenville County in Plat Book PPP, page 127, having the following metes and bounds, to wit:

BEGINNING at iron pin on northern side of Panorama Court at joint front corner Lots 8 & 9 and running thence with joint line of said lots N. 2-59 W. 375.6 feet to iron pin at joint rear corner Lots 8 & 9; thence S. 73-52 W. 50 feet to iron pin; thence N. 71-09 W. 100 feet to iron pin at joint rear corner Lots 9 & 10; thence along joint line of said lots S. 5-30 W. 367.8 feet to iron pin on northern side of Panorama Court; thence along said Panorama Court S. 78-50 E. 104 feet; thence continuing along said Court S. 83-41 E. 96 feet to iron pin, point of beginning.

This being same property conveyed to Mortgagors herein by deed of W. L. Burger recorded January 5, 1976, in Deed Book 1029, page 742.

This mortgage is junior in lien to that certain mortgage in favor of United Federal Savings & Loan Association in original sum of \$30,000.00 recorded January 5, 1976, in Mortgage Book 1357, page 297.



which has the address of ... Route 13, Panorama Court, 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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