

**MORTGAGE**

VOL 1688 PAGE 960

THIS MORTGAGE is made this 2nd day of November 1984 between the Mortgagor John Robert Bolden and Blanche Bolden (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. \$ 19126.80 which indebtedness is evidenced by Borrower's note dated November 2, 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 November 8, 1994;

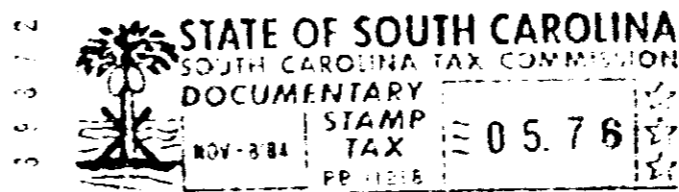
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 all buildings and improvements thereon situate, lying and being on southern side of DeOyley Avenue, City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 30 on plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, dated April 1941, recorded in RMC Office for Greenville County in Plat Book M, page 47, said lot being 60 feet wide and 200 feet deep, having the following metes and bounds, to wit:

BEGINNING at iron pin on DeOyley Avenue, joint front corner Lots 30 & 31, and running thence along joint line of said lots S. 0-13 E. 200 feet; thence turning and running N. 89-47 E. 60 feet to point; thence along joint line of Lots 29 & 30, N. 0-13 W. 200 feet to point on DeOyley Avenue; thence along said avenue S. 89-47 W. 60 feet to beginning.

This being same property conveyed to Mortgagors herein by deed of Terry and Bobbie Jean P. Downs recorded July 16, 1976, in Deed Book 1039, page 676.

This mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company in original sum of \$14,550.00 recorded September 2, 1975, in Mortgage Book 1347, page 644.



which has the address of 27 DeOyley Avenue Greenville South Carolina 29605 (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

SOUTH CAROLINA

3 NOV 8 1984 1295

0960

4325 W. 21