

MORTGAGE

FILED GREENVILLE CO. S. C.

BOOK 85 PAGE 752

THIS MORTGAGE is made this 23rd day of November, 1983 between the Mortgagor, John H. Hunter (herein "Borrower"), and the Mortgagee, Freedlander, Inc. 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 principal sum of U.S. \$ 36187.20 which indebtedness is evidenced by Borrower's note dated November 23, 1983 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 30, 1993;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all such interest;

THIS is the same property as that conveyed to John H. Hunter recorded in the RMC Office for Greenville County in Deed Book 1118 at Page 879 on January 14, 1980.

THIS is a second mortgage subject to that certain first mortgage to First Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Deed Book 1493 at Page 137 on January 14, 1980. The case of First Federal Savings and Loan Association v. Hunter in the Circuit Court of Greenville County, South Carolina, wherein the first mortgage instrument is hereby cancelled and the Clerk of Superior Court is hereby authorized and directed to mark it satisfied of record this 14th day of May, 1983.

BY: [Signature] Vice President
Freedlander, Inc. The Mortgage People
witness [Signature]
witness [Signature]
which has the address of 700 Arlington Avenue, Greenville, South Carolina 29601 36088 (herein "Property Address");
UNIONVILLE & LEBLANCHE, P.A.

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 seized 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