

MORTGAGE

THIS MORTGAGE is made this 23rd day of November 1983 between the Mortgagor, John H. Hunter (herein "Borrower"), and the Mortgagee, Freedlander, Inc. (herein "Lender"), a corporation organized and existing under the laws of Virginia whose address is 4020 West Broad Street, Richmond, Virginia 23230.

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 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 the City of Greenville, County of Greenville, State of South Carolina, at the northwest intersection of Arlington Avenue and Sumner Street and being known and designated as part of Lot No. 2, Block A, as shown on plat of said property, recorded in the RMC Office for Greenville County in Plat Book A at Pages 122-123, known as No. 700 Arlington Avenue, and more particularly described as follows:

BEGINNING at the northwest intersection of Arlington Avenue and Sumner Street; thence with Sumner Street, N.17-00 E. 150.1 feet to an iron pin on Sumner Street, corner of the lot conveyed to Thomas H. Pope (now or formerly of Helen B. Carter); thence N.72-58 W. 75 feet to a point; thence S.17-00 W. 150.1 feet to the northern line of Arlington Avenue; thence along said line of Arlington Avenue, S.72-58 E. 75 feet to the point of beginning.

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 Mortgage Book 1493 at Page 137 on January 14, 1980 in the original amount of \$30,350.00.

which has the address of 700 Arlington Avenue, Greenville South Carolina 29601 (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 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 therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and

0020

2328 117.21