

MORTGAGE

THIS MORTGAGE made this 17th day of July 1984 between the Mortgagor, Carl Dean Walters and Connie E. Walters (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. \$ 19714.80 which indebtedness is evidenced by Borrower's note dated July 17, 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 July 23, 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 those certain pieces, parcels or lots of land in the County of Greenville, State of South Carolina, on the southwesterly side of Great Glen Court, being shown as Lot No. 60 and a portion of Lot No. 61 on the plat of Del Norte Estates, recorded in the RMC Office for Greenville County in Plat Book WW, pages 32 & 33 (for plat showing the portion of Lot No. 61 referred to above see Plat Book "4 I", page 99), and having according to said plats the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Great Glen Court, said pin being joint front corner Lots 60 & 61, and running thence along southwesterly side of said Court S. 31-55 E. 90 feet to curve; thence around said curve, the chord of which is S. 13-19 W. 25 feet to iron pin on northwesterly side of Great Glen Court, joint front corner of Lots 59 & 60; thence with joint line of said lots S. 70-09 W. 147.9 feet to iron pin in line of Lot 65; thence with line of Lot 65, N. 21-27 W. 75 feet to iron pin, joint rear corner Lots 60 & 61; thence on a new line through Lot 61, N. 53-58 E. 76.72 feet to iron pin; and N. 60-12 E. 72.32 feet to iron pin, the point of beginning.

This being same property conveyed to the Mortgagors herein by deed of Brian Fox and Rita Joyce Fox recorded in the RMC Office for Greenville County on December 2, 1980, in Deed Book 1138, page 183.

This mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Company in the original amount of \$41,500.00 recorded in the RMC Office for Greenville County on June 1, 1979, in Mortgage Book 1468, page 608.

which has the address of 606 Great Glen Court Greenville South Carolina 29615 (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

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