

MORTGAGE

Vol 1074 no 911

THIS MORTGAGE is made this 30th day of July 1984 between the Mortgagor, Bruce W. Gallahan and Heather D. Gallahan (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. \$ 52390.80 which indebtedness is evidenced by Borrower's note dated July 25, 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 30, 1994;

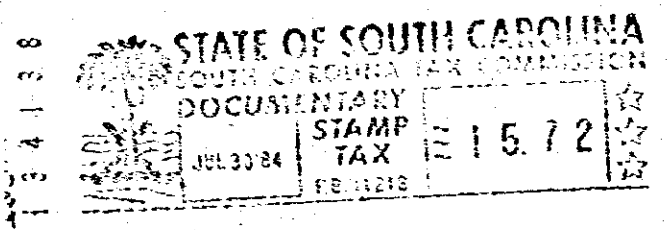
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 357 of Section III, Del Norte Estates, according to a plat recorded in the RMC Office for Greenville County in Plat Book 4N, Page 15, and being more particularly described according to a plat entitled "Property of Bruce W. Gallahan and Heather D. Gallahan" by Richard Wooten Land Surveying Co. dated January 19, 1978, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern edge of Ladbroke Road, at the joint front corner of Lots 357 and 356; running thence with the line of Lot 356, N. 19-21 E. 223.34 feet to an iron pin; thence N. 87-57 E. 64.4 feet to an iron pin in the line of property now or formerly of R. C. Jones; thence with the line of property now or formerly of R. C. Jones, S. 00-28 W. 200.97 feet to an iron pin in the line of Lot 358, S. 67-52 W. 111.6 feet to an iron pin on the eastern side of Ladbroke Road; thence with the curve of Ladbroke Road, the chord of which is N. 48-05 W. 45 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by deed of Distinctive Homes, Inc., recorded in the Office of the RMC for Greenville County in Deed Book 1073 at Page 267 on February 3, 1978.

This mortgage is second and junior in lien to that certain mortgage in favor of Collateral Investment Company in the original sum of \$39,950.00, recorded February 6, 1978, in Mortgage Book 1422 at Page 660.



which has the address of 404 Ladbroke Road 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

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