

MORTGAGE

THIS MORTGAGE is made this 3rd day of August 1984 between the Mortgagor, Billy W. Crain and Virginia Self Crain, The Mortgage People (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").

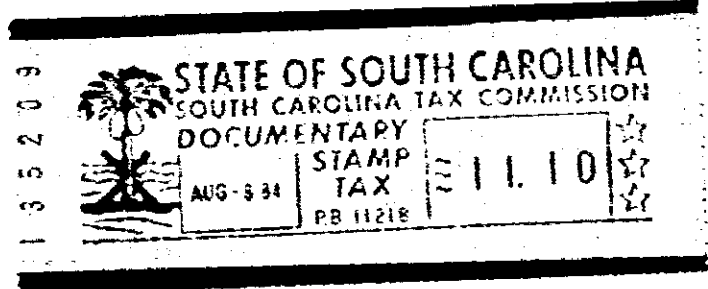
WHEREAS, Borrower is indebted to Lender in the amount of U.S. \$ 36999.60 which indebtedness is evidenced by Borrower's note dated August 3, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on August 9, 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 situate in the State of South Carolina, County of Greenville, shown as part of Lots Nos. 25 and 26, Block G, on plat of Highland Terrace recorded in Plat Book K, at pages 121-122, in the RMC Office for Greenville County and also shown as Property of Nick Pete Paulos and Dorothy Sue Paulos on a plat by Dalton & Neves, dated October, 1964, and having according to the latter plat the following metes and bounds, to wit:

BEGINNING at iron pin on southern side of West Montclair Avenue, which pin is 62.6 feet from intersection of Water Street and West Montclair Avenue, and running thence with West Montclair Avenue, N. 80-08 W. 62.5 feet to pin on West Montclair Avenue; thence S. 09-52 W. 150 feet; thence S. 80-08 E. 25 feet; thence S. 67-43 E. 27.2 feet; thence N. 14-27 E. 150.2 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagor by deed of B. W. Crain Enterprises, By Billy W. Crain and Virginia Self Crain, dated August 7, 1984 and recorded in the R.M.C. Office for Greenville County on August 7, 1984 at 4:45 o'clock p.m. in Deed Book 1218 at Page 900.



which has the address of 103 W. Montclair Avenue Greenville South Carolina 29609 (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