

**MORTGAGE**

THIS MORTGAGE is made this 6th day of September 1984 between the Mortgagor, Charles D. Byrd and Sallie Mc. Byrd (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. \$ 21685.20 which indebtedness is evidenced by Borrower's note dated September 6, 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 September 12, 1994;

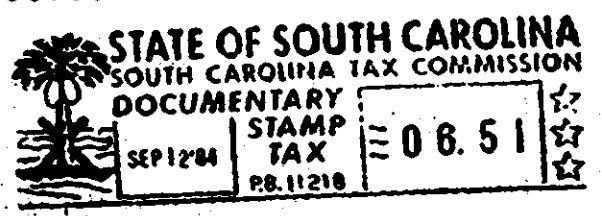
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained. 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, lying and being in City and County of Greenville, State of South Carolina, at northwestern corner of intersection of Tasha Drive and Pasadena Avenue, being known and designated as Lot No. 1 shown on plat entitled Property of Roy Boggess, in Pleasant Valley Subdivision, dated May 1958, prepared by R. K. Campbell, recorded in RMC Office for Greenville County in Plat Book MM, page 5, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on northwestern side of Tasha Drive at joint front corner Lots 1 & 2 and running thence with common line of said lots N.33-54 W. 116.6 feet to iron pin; thence running N. 62-34 E. 108.5 feet to iron pin on southwestern side of Pasadena Avenue; thence running with southwestern side of Pasadena Avenue S. 29-24 E. 90 feet to iron pin in curve of intersection of Pasadena Avenue and Tasha Drive; thence running with curve of intersection of Pasadena Avenue and Tasha Drive S. 13-21 W. 22 feet to iron pin on northwestern side of Tasha Drive; thence running with northwestern side of Tasha Drive S. 56-06 W. 85 feet to point of beginning.

This being same property conveyed to the Mortgagors herein by deed of Glenn Taylor Short and Muriel Short recorded RMC Office for Greenville County on June 12, 1973, in Deed Book 976, page 563.

This mortgage is junior in lien to that certain mortgage in favor of Carolina National Mortgage Investment Co., Inc. in original sum of \$16,100.00 recorded 6/12/73 in Mortgage Book 1281, page 303.



which has the address of 2 Tasha Drive, Greenville (City) South Carolina 29605 (herein "Property Address");

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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