

MORTGAGE

FILED
GREENVILLE, S.C.

THIS MORTGAGE is made this 13th day of December 1984 between the Mortgagee Inez B. Jones herein "Borrower", and the Mortgagee The Mortgage People, 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. \$ 38572.80 which indebtedness is evidenced by Borrower's note dated December 13, 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 December 19, 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:

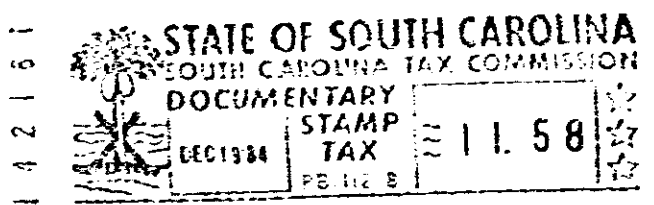
ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as a portion of Lot No. 6 as shown on a plat of White Horse Heights, said plat being recorded in the RMC Office for Greenville County in Plat Book BB, page 135, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin on southwestern side of Vale Street, the point of beginning being 150 feet from Range View Drive and running thence with Vale Street S. 38-30 E. 123.8 feet to iron pin, joint front corner of Lots 6 and 7; thence with joint line of said lots S. 61-10 W. 190 feet to iron pin joint rear corner Lots 6 and 7; thence in a new line through Lot No. 6, N. 3-32 W. 111.8 feet to iron pin on line of Lot No. 5; thence with joint line of Lots 5 and 6, N. 51-30 E. 123 feet to beginning corner.

This being same property conveyed to Robert W. Jones, Jr. and Inez B. Jones by Charles R. Trammell & Associates, Builders, A General Partnership, recorded September 11, 1975, in Deed Book 1024, page 80. Thereafter Robert W. Jones, Jr. conveyed his one-half interest to Inez B. Jones recorded March 30, 1982, in Deed Book 1164, page 583.

This mortgage is junior in lien to that certain mortgage in favor of Collateral Investment Co, Inc. in original sum of \$22,000.00 recorded September 11, 1975, in Mortgage Book 1348, page 465.

5



which has the address of 2 Vale Street Greenville

South Carolina 29611 (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

BR 910

828-11-2