

AUG 1 4 54 PM '83  
DONNIE S. LAMBERSLEY  
R.M.C.

BOOK 1618 PAGE 937

**MORTGAGE**

THIS MORTGAGE is made this ... 25th. day of ... July ...  
1983 ... between the Mortgagor, ... Charles R. Paxton and Frances D. Paxton ...  
... (herein "Borrower"), and the Mortgagee, ...  
... Landbank Equity Corp. ... a corporation organized and  
existing under the laws of ... South Carolina ...  
whose address is 25 Woods Lake Road, Suite 420, Greenville, South Carolina 29607  
... (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 17,748.00 ...  
which indebtedness is evidenced by Borrower's note dated July 25, 1983 ... 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 3, 1998 ...;

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, with all improvements  
thereon, situate, lying and being in the State of South Carolina, County  
of Greenville, near Greenville, South Carolina, being known and designated  
as Lot No. 38 on Plat of Section A of Mansfield Park made by Piedmont  
Engineering Service, December, 1960, revised June, 1962, recorded in the  
R.M.C. Office for Greenville County in Plat Book XX, page 53.

This is the same lot of land conveyed to Charles R. Paxton and  
Frances D. Paxton by Walter B. Meaders by deed dated June 27, 1968  
and recorded July 9, 1968 in book 848 at page 108 in the R.M.C.  
Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS COMMISSION  
DOCUMENTARY  
STAMP  
RECORDED BY TAX 20712

which has the address of 3 Duvernet Drive Greenville  
[Street] [City]  
South Carolina 29611 (herein "Property Address");  
[Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-  
provements 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 in-  
debtedness 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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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