

GREENVILLE FILED

AUG 8 2 32 PM '83

**MORTGAGE**

1620 59

THIS MORTGAGE is made this 28th day of July 1983 between the Mortgagor, Raymond D. Watkins (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. \$ 7956.00 which indebtedness is evidenced by Borrower's note dated July 28, 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 December 8, 1993;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7 of Block D as shown on plat of Judson Mills No. 2 Village, made by Dalton and Neves, Engineers, in March, 1939 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book K at Pages 1 and 2.

This conveyance is subject to all restrictions, set-backs, roadways, zoning ordinances, easements, and right-of-way, if any, affecting the above described property.

This is the same lot of land conveyed to Raymond D. Watkins and Kathryn W. Watkins by James O'Dell Merritt by deed dated May 7, 1976 in Deed Book 1035 at page 931 and recorded in the RMC Office for Greenville County, South Carolina.

Subsequently Kathryn W. Watkins conveyed her one half interest of the property to Raymond D. Watkins by deed dated July 24, 1981 and recorded August 4, 1981 in deed volume 1152 at page 997 in the RMC Office for Greenville County, South Carolina.

which has the address of 100 N. Florida Avenue 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 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

BOOK

1620 59