

**MORTGAGE**

FILED  
GREENVILLE

THIS MORTGAGE is made this 13<sup>th</sup> day of August 1983 between DONALD L. HOLLOWAY and Carolyn R. Holloway (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. \$ 7273.00 which indebtedness is evidenced by Borrower's note dated August 1, 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 10, 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 those pieces, parcels or lots of land, with improvements thereon, situate, lying and being on the southwest side of Prince Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots No. 65 and 66, on a plat of Pleasant Valley, recorded in the RMC Office for Greenville County, S.C., in Plat Book BB, at page 163, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Prince Avenue, at the joint corner of Lots 64 and 65, and running thence along the line of Lot 64, S. 69-31 W. 175 feet to an iron pin; thence S. 20-29 E. 120 feet to an iron pin; thence along the line of Lot 67, N. 69-31 E. 175 feet to an iron pin on the southwest side of Prince Avenue; thence along Prince Avenue N. 20-29 W. 120 feet to the beginning corner.

This is the same lot of land conveyed to Mack Field Holloway and Carolyn R. Holloway by James Robert Kent and Darlene H. Kent by deed dated June 21, 1976 and recorded June 22, 1976 in deed volume 1038 at page 398 in the RMC Office for Greenville County, South Carolina.

which has the address of 11 Prince Avenue Greenville South Carolina 29605 (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

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