

REAL ESTATE MORTGAGE

BOOK 1627 PAGE 267

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE, S.C.

This Mortgage is made this 20th day of September 23 1983 between  
Mortgagor(s) Calvin W. Leopard and Barbara J. Leopard (herein "Borrower"), and  
the Mortgagee, Finance America Corporation, a corporation organized and existing under the laws of South Carolina whose address is  
P O Box 6020 Greenville SC 29606 (herein "Lender")

Whereas, Borrower is indebted to Lender in the principal sum of \$8,697.76  
Dollars, which indebtedness is evidenced by Borrower's note dated Sept 20 1983 (herein "Note"), providing for monthly installments  
of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept 26 1990

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications  
thereof, 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 peice, parcel or tract of land containing 1.3 acrs more or less, situate,  
lying and being on the nothern side of Garner Lane, off Benson Road, in Bates  
Township, in Greenville County South Carolina being shown and designated as  
Lot No 1. on a Plat of the Property of William E. Garner, made by Jeffery M.  
Plumblee, Inc., Surveyor, dated May 13, 1983, recorded in the RMC Office  
for Greenville County, SC in the Plat Book 9 F, Page 78. reference to which  
is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Mortgagor by deed of William E.  
Garner, dated 9/19/83 recorded in the office of the RMC  
of Greenville County in Book 1196, Page 497 of which the  
description in said deed is incorporated by reference

which has the address of Route 2 box 574 D-2 Benson Road Travelers Rest  
(Street) (City)  
South Carolina 29690 (herein "Property Address");  
(State and Zip Code)

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 fixtures now or hereafter attached to the property, all of which including replacements and additions thereto, shall be deemed to be and  
remain in a part of the property covered by this Mortgage, and all of the foregoing, together with said property are herein referred to as the "Property".

Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note,  
prepayment and late charges as provided in the Note.

2. **Insurance.** Borrower shall keep all improvements on said land, now or hereafter erected, constantly insured for the benefit of the Lender against loss by  
fire, windstorm and such other casualties and contingencies, in such manner and in such companies and for such amounts, not exceeding that amount necessary  
to pay the sum secured by this Mortgage, and as may be satisfactory to the Lender. Borrower shall purchase such insurance, pay all premiums therefor, and  
shall deliver to Lender such policies along with evidence of premium payment as long as the note secured hereby remains unpaid. If Borrower fails to purchase  
such insurance, pay the premiums therefor or deliver said policies along with evidence of payment of premiums thereon, then Lender, at his option, may  
purchase such insurance. Such amounts paid by Lender shall be added to the Note secured by this Mortgage, and shall be due and payable upon demand by  
Borrower to Lender.

3. **Taxes, Assessments, Charges.** Borrower shall pay all taxes, assessments and charges as may be lawfully levied against the Property within thirty (30)  
days after the same shall become due. In the event that Borrower fails to pay all taxes, assessments and charges as herein required, then Lender at his option,  
may pay the same and the amounts paid shall be added to the Note secured by this Mortgage, and shall be due and payable upon demand by Borrower to  
Lender.

4. **Preservation and Maintenance of Property.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or  
deterioration of the Property.

5. **Transfer of the Property: Due on Sale.** If the Borrower sells or transfers all or part of the Property or any rights in the Property, any person to whom  
the Borrower sells or transfers the Property may take over all of the Borrower's rights and obligations under this Mortgage (known as an "assumption of the  
Mortgage") if certain conditions are met. Those conditions are:

- (A.) Borrower gives Lender notice of sale or transfer;
- (B.) Lender agrees that the person qualifies under its then usual credit criteria;
- (C.) The person agrees to pay interest on the amount owed to Lender under the Note and under this Mortgage at whatever rate Lender requires; and
- (D.) The person signs an assumption agreement that is acceptable to Lender and that obligates the person to keep all of the promises and agreements  
made in the Note and in this Mortgage.

If the Borrower sells or transfers the Property and the conditions in A, B, C and D of this section are not satisfied, Lender may require immediate payment in  
full of the Note, foreclose the Mortgage, and seek any other remedy allowed by the law. However, Lender will not have the right to require immediate payment  
in full or any other legal remedy as a result of certain transfers. Those transfers are:

- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialman's liens, etc.;
- (ii) a transfer of rights in household appliances, to a person who provides the Borrower with the money to buy these appliances, in order to protect  
that person against possible losses;
- (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law; and
- (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.

6. **Warranties.** Borrower covenants with Lender that he is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is  
marketable and free and clear of all incumbrances, and that he will warrant and defend the title against the lawful claims of all persons whomsoever, except for  
the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

Also, a right-of-way or easement to use Garner Lane, shown on the above-mentioned  
plat, for the purposes of ingress and egress to and from Benson Road to said lot.

The Grantor does hereby further convey unto the Grantees, their heirs and assigns  
and undivided one-fourth interest in fee simple in and to that certain 50-foot strip  
designated as Garner Lane, a private roadway, shown on a plat recorded in Plat Book  
9-F, page 78, subject to the above easement for ingress and egress and to easements  
for ingress and egress of the owners of the other lots shown on said plat using said  
private roadway. This conveyance is subject of the condition subsequent that the  
Grantees will pay one-fourth of all expenses for the maintenance and upkeep of said  
roadway as decided by a majority of the owners of said lot from time to time.

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