

OCT 11 3 09 PM '83

MORTGAGE

DONNIE S. BARKER
R.M.C.

THIS MORTGAGE is made this 3rd. day of October 19. 83 .. between the Mortgagor, Nicholas Boone and Thomas J. Boone (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 A20 Greenville, South Carolina 29607. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 12,393.00 which indebtedness is evidenced by Borrower's note dated October 3, 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 February 14, 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 piece, parcel or lot of land situate, lying and being at the Northwestern corner of the intersection of Seminole Drive and Sparsewood Street in the Town of Simpsonville, County of Greenville, State of South Carolina and known and designated as Lot No. 112 of a subdivision known as Westwood, Section 2, and shown on plat which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 44, and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northern side of Sparsewood Street at the joint front corner Lots Nos. 112 and 113 and; running thence with the joint line of said lots N. 3-54 W. 158 feet to an iron pin; running thence N. 50-58 E. 45 feet to an iron pin on the Western side of Seminole Drive at the corner of Lots Nos. 112 and 117 and running; thence with the Western side of said drive S. 45-50 E. 148 feet to an iron pin at the intersection of Seminole Drive and Sparsewood Street and; running thence with said intersection S. 57-09 W. 30.1 feet to an iron pin on the Northern side of Sparsewood Street; running thence with the curve of said street S. 60-08 W. 52.7 feet thence continuing with the curve of said street S. 71-41 W. 85 feet to an iron pin point of beginning.

This is the same lot of land conveyed to Nicholas Boone and Thomas J. Boone by Donald E. Griffin and Georgia P. Griffin by deed dated July 28, 1975 and recorded July 28, 1975 in Deed Volume 1021 at Page 894 in teh RMC Office for Greenville County, South Carolina.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of 102. Sparsewood Drive Simpsonville South Carolina 29681 (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

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