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DONALD W. WERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of October 1983, between the Mortgagor, Carlton Cleveland and Mary F. Cleveland (herein "Borrower"), and the Mortgagee, Landabnk Equity Corp., a corporation organized and existing under the laws of South Carolina whose address is 33 Villa Road, Suite 401-A Greenville, South Carolina 29615 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 10,338.00 which indebtedness is evidenced by Borrower's note dated October 28, 1982 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 March 8, 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, with buildings and improvements thereon, in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 80 and the adjoining one-half of Lot No. 81 of Glendale Heights, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book KK, Page 143, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Knox Street at the joint front corners of Lots Nos. 79 and 80, and running thence with the joint line of said lots, S. 83-15 W. 143.7 feet to an iron pin in the rear joint corners of said lots; thence S. 8-28 E. 105 feet to an iron pin in the center of the rear line of Lot No. 81; thence through the center of Lot No. 81, N. 83-15 E. 140.55 feet to an iron pin on the western side of Knox Street at the center of the front line of No. 81; thence with the western side of Knox Street, N. 6-45 W. 105 feet to the point of beginning.

This is the same lot conveyed to Carlton Cleveland and Mary F. Cleveland by J.W. Cawley, Wilma A. Cawley (Wilma A. Cawley Sanders) by deed dated July 26, 1974 and recorded August 21, 1974 in Deed Volume 1005 at Page 355 in the RMC Office for Greenville County, South Carolina.

which has the address of 109 Knox Street 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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