

MORTGAGE

THIS MORTGAGE is made this 17th day of February 1984, between the Mortgagor, William S. Donald (herein "Borrower"), and the Mortgagee, Landbank Equity Corporation, 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 Eleven thousand seven hundred and forty dollars Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 28, 1999

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 in the County and State aforesaid, being shown as Lot No 2 on plat of property of Wade Donald Estate made by C.O. Riddle, RLS, dated December 1, 1981, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the southerly side of a 20-foot street at the joint corner of Lots 2 and 3 and running thence with the line of said lots S. 31-01 E. 222.26 feet to iron pin; thence S. 58-59 W. 196 feet to nail and cap on said 20-foot street and in the center of the extension of Donald Road; thence with said 20-foot street N. 31-01 W. 222.26 feet to iron pin; thence continuing with said street N. 58-59 E. 196 feet to the beginning iron pin and containing 1 acre.

Being a portion of the property conveyed to Mortgagor by deed of Freddie Michael Donald, et al. recorded February 23, 1984 and recorded in the R.M.C. Office for Greenville County in Deeds Book 1206, Page 734.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX 04.72

which has the address of Route 3, Box 320, Donald Drive, Pelzer, South Carolina 29669 (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, 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 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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