

MORTGAGE

VOL 1335 853

THIS MORTGAGE is made this 28th day of March 1984 between the Mortgagor, Claude A. Brown (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").

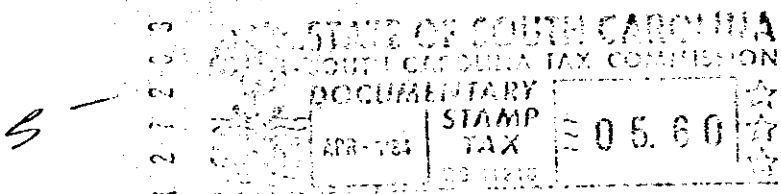
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 13,954.00 which indebtedness is evidenced by Borrower's note dated March 28, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on April 15, 1989;

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 36 as shown on plat of Pine Hill Village, prepared by R. K. Campbell, Reg. L.S., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Page 169, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cashmere Drive at the joint front corner of Lots Nos. 35 and 36 and running thence with the joint line of said Lot S. 86-45 E. 130 feet to an iron pin; thence N. 48-15 E. 90 feet to an iron pin; thence N. 29-06 W. 32.1 feet to an iron pin; thence S. 80-41 W. 176.1 feet to an iron pin on Cashmere Drive at the joint front corner of Lots 36 and 37; thence with the eastern side of Cashmere Drive S. 3-15 W. 70 feet to an iron pin, the point of beginning.

This is the identical property conveyed unto Mortgagor herein by Deed of Lanco, Inc., dated March 13, 1969, recorded March 20, 1969, in the RMC Office for Greenville County, South Carolina, in Deed Book 864 at Page 318.



which has the address of 102 Cashmere Drive 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 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

