

**MORTGAGE**

FILED  
GREENVILLE  
THIS MORTGAGE is made this 27 day of April 1984 between the Mortgagor, Garfield Jenkins, Jr. and Frankie Lee Jenkins (herein "Borrower"), and the Mortgagee, Landbank 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. \$ 5967.00 which indebtedness is evidenced by Borrower's note dated April 27, 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 September 8, 1994;

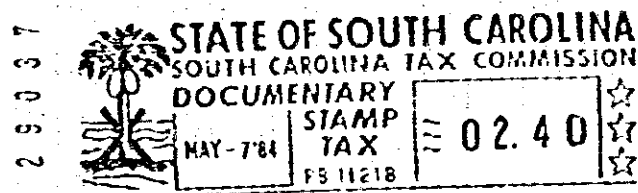
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, 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 certain piece, parcel or lot of land located just outside the city limits of Greenville, Greenville County, State of South Carolina, located on the West side of Furman Hall Road, being lot number eight (8) as shown on plat of Furman Terrace, according to plat of Dalton & Neves, Engineers, made March 7, 1939 and recorded in the RMC Office for Greenville County in Volume I, Page 59, and is a subdivision of Tracts 7, 8, 9, 10, and 11 of Mary Goldsmith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Furman Hall Road, at the joint front corner of lots Nos. 7 and 8 and running thence with the joint lines of said lots, N. 60-30 W., 259 feet to an iron pin; thence N. 14-40 E., 62 feet to an iron pin in the joint rear line of corner of lots 8 and 9; thence with the line of said lots S. 60-30 E., 274.8 feet to an iron pin on the West side of Furman Hall Road; thence with the West Side of said road S. 29-30 W., 60 feet to the beginning corner. Property subject to restrictions contained in Deed Book 199, Page 459 and to a General Permit of Southern Bell Telephone Company.

This is the identical property conveyed unto Frankie Lee Jenkins by Deed of F. Marion Davenport, dated September 1, 1978, recorded September 5, 1978, in the RMC Office for Greenville County, SC, in Deed Book 1086 at Page 728. Subsequently, Frankie Lee Jenkins deeded a one-half (1/2) interest to Garfield Jenkins, Jr. by Deed dated January 11, 1980, recorded September 17, 1980, in the RMC Office for Greenville County, SC, in Deed Book 1133 at Page 698.

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which has the address of 317 Furman Hall Road Greenville  
[Street] [City]  
South Carolina 29609 (herein "Property Address");  
[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 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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