

**MORTGAGE**

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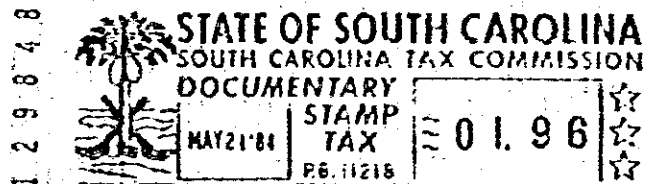
GREENVILLE S.C.  
THIS MORTGAGE is made this 15<sup>th</sup> day of May 1984 between the Mortgagor, Leroy Cureton and Shirley Cureton (herein "Borrower"), and the Mortgagee, Landbank Equity Corp., a corporation organized and existing under the laws of South Carolina, whose address is 33 Villa Road, Suite 401-A, Piedmont West, Greenville, South Carolina 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4845.00 which indebtedness is evidenced by Borrower's note dated May 15, 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 23, 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 lying in the State of South Carolina, County of Greenville, in the City of Greenville, shown as Lot 120 on plat of "Pleasant Valley" Section I, recorded in Plat Book P at Page 93 in the RMC Office for Greenville County and having such courses and distances as will appear by reference to said plat.

This is the identical property conveyed unto Mortgagors herein by Deed of Ydell Bigby and Velma Bigby, dated November 21, 1981, recorded November 23, 1981, in the RMC Office for Greenville County, South Carolina, in Deed Book 1158 at Page 659. Also, the same property conveyed unto Mortgagors by Deed of Mae Bell Bigby Jones, dated November 10, 1981, recorded November 23, 1981, in the RMC Office for Greenville County, South Carolina, in Deed Book 1158 at Page 658.



which has the address of 139 Pleasant Ridge Avenue 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

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