

W 1985 4341

MORTGAGE

THIS MORTGAGE is made this 25 day of May, 1984, between the Mortgagor, Kitty Sue Bowen Ratliff (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 Piedmont West, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine thousand three hundred twenty two and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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 June 6, 1999.

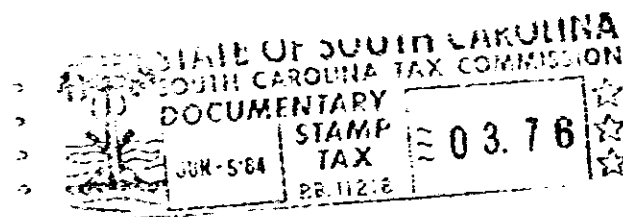
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 6 on the plat of the property of O.K. Mauldin and John McH. Mauldin as recorded in the RMC Office for Greenville County in Plat Book F at Page 237 and as shown on a more recent plat entitled "Property of Furman C. and Byrdie K. Smith" by C. O. Riddle, November 14, 1963, and recorded in Plat Book EEE at Page 117, and having according to said more recent plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Douthit Street at the joint front corner of Lot No. 5 and the lot hereby conveyed and running thence with the line of Lot No. 5 N. 17-36 E. 186.64 feet to an iron pin on an 18 foot alley; thence with the southern side of said alley S. 72-44 E. 45.8 feet to an iron pin on the western edge of Leach Street; thence with the western edge of Leach Street S. 17-36 W. 186.64 feet to an iron pin at the northwest corner of the intersection of Leach Street and Douthit Street; thence with the Northern edge of Douthit Street N. 72-44 W. 45.8 feet to the point of beginning.

This is the identical property conveyed unto Mortgagor herein by Deed of Larry Reid Ratliff, dated November 30, 1983, recorded January 5, 1984, in the RMC Office for Greenville County, South Carolina, in Deed Book 1203 at Page 869.

ALSO, all the mortgagors right, title and interest in and to the portion of the 18 foot alley and two foot strip lying along the northern side of said alley contiguous and adjoining to the Northern side of Lot No. 6 as shown on the referred to plat.



which has the address of 100 Douthit Street, Greenville, South Carolina 29601 (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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