

MORTGAGE

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THIS MORTGAGE was made this 14th day of June 1984, between the Mortgagor, James Harold Hufflin (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").

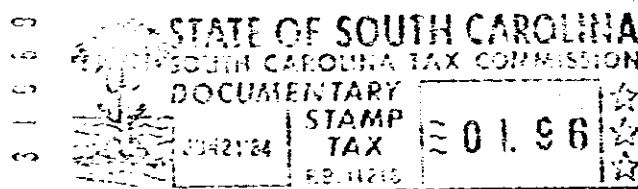
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4896.00 which indebtedness is evidenced by Borrower's note dated June 14, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 24, 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 parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on David Street, just outside the corporate limits of the City of Greenville and having the following metes and bounds, to-wit:

Beginning at a point on David Street, 112 feet from the corner of Stall Street and David Street, and running thence N.66-1/4E. and on a parallel line with Stall Street, 145 feet to a stake; thence S.23-3/4E. and on a line parallel with David Street, 56 feet to a stake; thence S.66-1/4E. and on a line parallel with Stall Street, 145 feet to David Street; thence with David Street, N.23-3/4E. 56 feet to the beginning corner.

This is the same lot conveyed to James Harold Hufflin by James H. Tollison and Mamie A. Tollison by deed dated April 13, 1966, and recorded April 18, 1966 in deed volume 796 at page 371 in the RMC Office for Greenville County, South Carolina.



which has the address of 102 David Street Greenville South Carolina 29611 (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 seized 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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