

MORTGAGE

THIS MORTGAGE is made this 7th day of August 1984 between the Mortgagor, Alice R. Craft, 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, S.C. 29615 (herein "Lender").

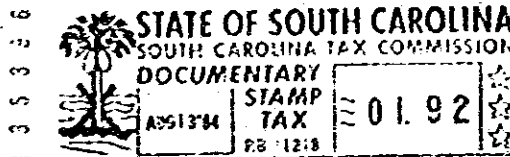
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 6,359.00 which indebtedness is evidenced by Borrower's note dated August 7, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on December 15, 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 piece, parcel or lot of land in Greenville Township, known and designated as Lot # 14 on plat of Subdivision of Land of John E. Burden, known as New Hope as shown on plat of same recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 409 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin 120 feet from the corner of Fortner Street and Jones Street (iron pin being the corner of Lot #13) and running thence N. 12-44 E. 147.8 feet along the line of Lot #13 to an iron pin; thence N. 81-36 W. 60 feet to an iron pin; thence S. 14-44 W. 147.2 feet to an iron pin on Fortner Street; thence with Fortner Street S. 81 E. 60 feet to the beginning corner.

This is the same lot conveyed to Alice R. Craft by O.P. Fletcher and Smiley Fletcher by deed dated June 7, 1976 and recorded June 8, 1976 in Deed Book 1037 at Page 610 in the R.M.C. Office for Greenville County, South Carolina.



which has the address of 104 Fortner 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