

**MORTGAGE**

GREENVILLE FILED

THIS MORTGAGE is made this 11th day of September 1984 between the Mortgagee, James W. Lenhardt and Betty R. Lenhardt (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").

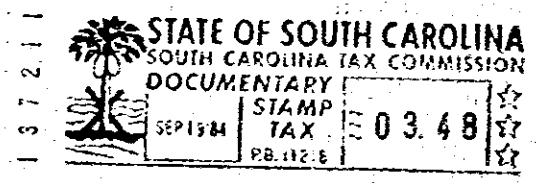
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 11,520.00 which indebtedness is evidenced by Borrower's note dated September 11, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on January 22, 1995;

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 situate, lying and being on the East side of Patton Drive, Greenville County, South Carolina, being known and designated as Lot No. 138, Augusta Acres, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Page 201, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East Side of Patton Drive at the joint corner of Lots Nos. 137 and 138, and running thence with line of Lot 137, N 72-06 E, 235.2 feet to an iron pin; thence with rear line of Lot 143, S 15-07 E, 140.5 feet to an iron pin; thence with rear line of Lots 139 and 140, S 81-10 W, 231.9 feet to an iron pin on the East side of Patton Drive; thence with Patton Drive, N 17-54 W, 100 feet to an iron pin, the beginning corner.

This is the same lot of land conveyed to James W. Lenhardt and Betty R. Lenhardt by Larry G. Shaw Builder, Inc. by deed dated August 18, 1979 and recorded August 23, 1979 in Deed Volume 1109 at Page 960, in the RMC Office for Greenville County, South Carolina.



which has the address of 113 Patton Drive Greenville South Carolina 29605 (therein "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 therein "Funds" equal to one-twelfth of the yearly taxes and assessments (including condominium and

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