

MORTGAGE

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THIS MORTGAGE is made this 26th day of September 1984, between the Mortgagor, Hal Newton Ammons and Wanda C. Ammons (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").

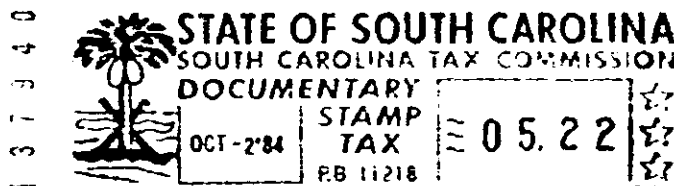
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 17,304.00 which indebtedness is evidenced by Borrower's note dated September 25, 1984, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 5, 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 piece, parcel or lot of land located and being near the town of Taylors, County of Greenville, State of South Carolina, on the southern side of Longmeadow Road shown as Lot. No. 5 on Plat entitled "Brook Glenn Gardens" prepared by Piedmont Engineers & Architects dated October 28, 1965, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at Pages 84 and 85, which lot has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Longmeadow Road, the joint front corners of Lots 5 and 6, and running thence along the common line of Lots 5 and 6, S. 26-31 E. 179.0 feet to an iron pin; thence S. 25-52 W. 30.9 feet to an iron pin, thence N. 70-57 E. 55.9 feet to an iron pin, the joint rear corners of Lots 4 and 5; thence N. 31-04 W. 170.0 feet to an iron pin on the south side of Longmeadow Road; thence, running along the south side of Longmeadow Road, N. 49-21 E. 85.0 feet to an iron pin; thence, continuing with Longmeadow Road, N. 63-41 E. 15 feet to an iron pin, the point of beginning.

This is the same lot of land conveyed to Hal Newton Ammons and Wanda C. Ammons by Thomas F. Shaw by deed dated February 26, 1974 and recorded February 26, 1974 in deed Volume 994 at Page 376 in the RMC Office for Greenville County, South Carolina.



which has the address of 105 Longmeadow Road Taylors South Carolina 29687 (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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