

MORTGAGE

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THIS MORTGAGE is made this 29 day of October 1984, between the Mortgagor, Bobbie Jean Yeargin (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").

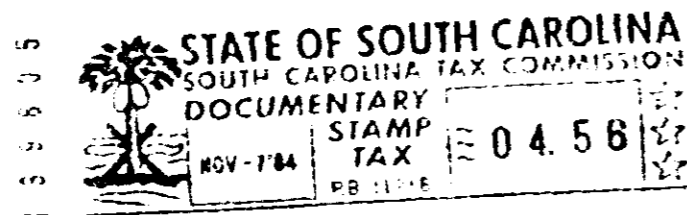
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 15,127.00 which indebtedness is evidenced by Borrower's note dated October 29, 1984, and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 5, 1999;

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 lot of land in Austin Township, Greenville County, State of South Carolina, being shown as lot #30 on plat of Greenbrier, recorded in Plat Book QQ at Page 65, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Greenbrier Drive, at the joint front corner of lots #29 and 30, and running thence with the line of lot #29, N. 36-20 W. 208 feet to pin; thence S. 57-17 W. 97.5 feet to pin, corner of lot #31; thence with the line of lot #31, S. 35-30 E. 212.9 feet to pin on Greenbrier Drive; thence with the northern side of said Drive, N. 54-30 E. 100 feet to the point of beginning.

This is the identical property conveyed unto Mortgagor herein by Deed of Teresa Jean Yeargin and Jimmy (James William) Yeargin by Deed dated May 9, 1978, and recorded June 2, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1080 at Page 411.



which has the address of 206 Greenbriar Drive Simpsonville South Carolina 29681 (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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