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## MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 31  
 19 84. The mortgagor is Kenneth A. Garrett and Diane M. Garrett  
 ("Borrower"). This Security Instrument is given to  
Landbank Equity Corporation which is organized and existing  
 under the laws of South Carolina, and whose address is 33 Villa Road,  
Suite 401-A, Piedmont West, Greenville, SC 29615 ("Lender").  
 Borrower owes Lender the principal sum of Twenty Four Thousand Four Hundred Seventy  
Four and 11/100 Dollars (U.S. \$24,474.11). This debt is evidenced by Borrower's note  
 dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
 paid earlier, due and payable on March 5, 1995. This Security Instrument  
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
 the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
 assigns the following described property located in Greenville County, South Carolina:

All those certain pieces, parcels, or lots of land situate, lying and  
 being in the State of South Carolina, County of Greenville, and in  
 Bates Township, on the East side of a county road near its intersection  
 with Greer Highway and being known and designated as Lots Nos. 12 and  
 13 of the Property of Mrs. E.S. Bulman as shown on plat thereof made by  
 J.C. Hill on September 24, 1949, and recorded in the RMC Office for  
 Greenville County in Plat Book Y at Page 57, and having, according  
 to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of a county road at the corner  
 of Lot No. 11 which point is 296.2 feet from the right-of-way of Greer  
 Highway as shown on said plat and running thence along the rear line  
 of Lots 11, 10, 9 and 8 S. 62-30 E. 366 feet to an iron pin in the line  
 of Lot 7; thence South 4-30 W. 10' to an iron pin at the rear corner  
 of said lot 7; thence in a Southwesterly direction 109.8 feet to an iron  
 pin at the rear corner of Lot 14; thence along the line of that lot  
 N. 72-30 W. 418' to an iron pin on the East side of said county road;  
 thence along the said road N. 39-40 E. 93.3' to an iron pin at the corner  
 of Lot 12; thence continuing along the east side of said road N. 28-50 E.  
 95.9 feet to the beginning corner.

This is the identical property conveyed unto Mortgagor herein by Deed  
 of Dennis Garrett and Joyce G. Nix dated May 5, 1980, and recorded  
 May 9, 1980, in the RMC Office for Greenville County, SC, in Deed Book  
 1125 at Page 482.

which has the address of Route 2, Box 92 Marietta  
[Street] [City]  
 South Carolina 29661 ("Property Address");  
[Zip Code]

TO HAVE AND TO HOLD such property 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, rents, royalties,  
 mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All  
 replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this  
 Security Instrument 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any  
 encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with  
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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