

1022-567

GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 12th day of August 1983 between the Mortgagor, Yvonne V. Goodwin (herein "Borrower"), and the Mortgagee, Landbank Equity Corp., a corporation organized and existing under the laws of South Carolina whose address is 25 Woods Lake Road Suite 420 Greenville, South Carolina 29607 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 14,484.00 which indebtedness is evidenced by Borrower's note dated August 12, 1983 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 23, 1993:

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 in the State of South Carolina, County of Greenville on the southern side of Lowndes Avenue, being shown and designated as Lot No. 27 on a plat of Elletson Acres, Section B, dated April 4, 1958, made by Clifford C. Jones, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book QQ at Page 5, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Lowndes Avenue at the joint front corner of lots 27 and 28 and running thence with the southern side of said Avenue, N. 34-05 E., 23.7 feet to a point; thence continuing with the southern side of said Avenue, N. 05 E., 61.8 feet to a point at the joint line of said lots; thence, S. 55-55 E., 152 feet to a point in creek; thence with the creek being the property line with the traverse thereof being N. 24-32 E., 87.3 feet to a point; thence, N. 35-06 W., 167 feet to an iron pin on the southern side of Lowndes Avenue to the point and place of beginning.

This is the same lot conveyed to Yvonne V. Goodwin by John Lee C. Jones and Mattie P. Jones by deed dated November 22, 1978 and recorded November 21, 1978 in deed volume 1092 at page 418 in the RMC Office for Greenville County, South Carolina.

which has the address of 216 Lowndes Avenue Greenville South Carolina 29607 (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

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