

FILED
GREENVILLE, S.C.

MORTGAGE

1037-148

NOV 28 2 52 PM '83

THIS MORTGAGE is made this 11th day of November 1983, between the Mortgagee, Wanda S. Harrison (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, Greenville, South Carolina 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 43,737.00 which indebtedness is evidenced by Borrower's note dated November 11, 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 November 30, 1998;

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 in Greenville County, State of South Carolina being shown as Lot 2 and 32 feet of Lot 1 on a plat of Julia Bell Singleton property, made by Piedmont Engineering Service, April 19, 1952, and revised April 29, 1952, recorded in the R.M.C. Office for Greenville County, in Plat Book CC, Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of View Point Drive, which iron pin is 132 feet east of the intersection of View Point Drive and Dogwood Trail, and running thence with the line of other property now or formerly belonging to Julia Bell Singleton N. 20-40 W. 215.8 feet to an iron pin on the southern side of Dogwood Trail; thence with the southeastern side of Dogwood Trail the following courses and distances, to-wit: S. 51-40 W. 32 feet to a point; thence continuing S. 36-15 W. 110 feet; thence S. 1-49 W. 66 feet to a bend; then continuing S. 32-30 E. 82 feet to an iron pin at the intersection of Dogwood Trail and View Point Drive N. 67-48 E. 50 feet to an iron pin; thence continuing N. 74-52 E. 50 feet to an iron pin; then N. 80-26 E. 32 feet to the beginning corner.

This is the same lot of land conveyed to Wanda S. Harrison by Julia B. Singleton by deed dated February 4, 1969 and recorded February 21, 1969 in Deed Book 862 at Pages 422, 422 and 423 in the RMC Office for Greenville County, South Carolina.

which has the address of 5A View Point Drive Greenville South Carolina 29609 (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 therein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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