

FILED
GREENVILLE S.C.

VOL. 1643 PAGE 894

MORTGAGE

BOOK 1188 PAGE 11
R.M.C.

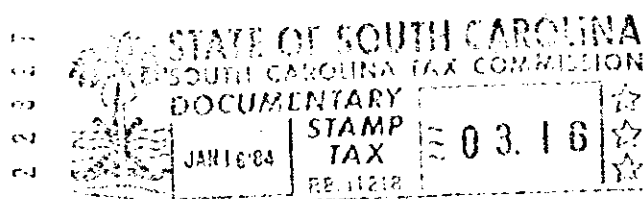
THIS MORTGAGE is made this 10. th day of January 1984, between the Mortgagor, Elizabeth D. Jennings (now by marriage Elizabeth D. Richmond) (herein "Borrower"), and the Mortgagee, Landbank Equity Corp., a corporation organized and existing under the laws of South Carolina, whose address is 33 Villa Road, Suite 401-A Piedmont West Greenville, S.C. 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand eight hundred and seventy four dollars (\$7,874.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 1984 herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 20, 1999

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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, with improvements thereon, situate, lying and being in Union Bleachery Village in the County of Greenville, South Carolina, and being described as Lot 12 and shown on a plat entitled "Subdivision For Union Bleachery, Division of Cone Mills Corporation, Greenville, South Carolina " made by Piedmont Engineering Service, March, 1950, and recorded in the RMC Office for Greenville County in Plat Book QQ at pages 80 and 81. According to said plat, the within described lot is known as No. 23, Lester Street, (Avenue) and fronts thereon 71.2 feet.

This is the same lot conveyed to Elizabeth D. Jennings by Nannie Lou McC. Howard by deed dated May 20, 1983 and recorded May 20, 1983 in Deed Volume 1188 at Page 636 in the RMC Office for Greenville County, South Carolina. (one-half interest) This is also a one-half interest of the same property conveyed unto Mortgagor herein by Deed of Pual Howard as shown in Deed Book 1186 at Page 11 in the RMC Office for Greenville County.



which has the address of 23 Lester Avenue Greenville
[Street] [City]
South Carolina 29609 (herein "Property Address");
[State and Zip Code]

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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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