

MORTGAGE

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THIS MORTGAGE is made this 16th day of May 1984 between the Mortgagor, Brenda Owens (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").

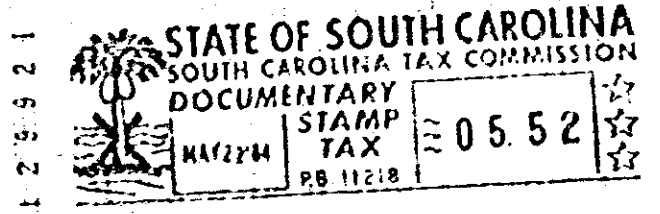
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 13,704.00 which indebtedness is evidenced by Borrower's note dated May 16, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on September 26, 1994;

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 in the State of South Carolina, County of Greenville, known and designated as Lot No. 27-A on a plat of Terrace Acres, recorded in the RMC Office for Greenville County in Plat Book 000 at page 126 and being shown on a more recent plat entitled "Property of Walter D. Owens and Brenda Owens," dated September 13, 1972, prepared by Carolina Surveying Co. and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lyons Drive at the joint front corners of Lots 27 and 27A and running thence with the joint line of said Lots, N. 9-13 E., 441.2 feet to an iron pin at the joint rear corner of Lots 27, 27A and 28; thence with the joint line of Lots 27A and 28, S. 34-17 E., 396.1 feet to an iron pin on the northwesterly side of Terrace Lane; thence with the northwesterly side of Terrace Lane, S. 29-34 W., 220 feet to an iron pin at the intersection of Terrace Lane and Lyons Drive; thence with the curve of said intersection (the chord being S. 74-34 W.), 35.4 feet to an iron pin on the northeastern side of Lyons Drive; thence with the northeastern side of Lyons Drive, N. 60-26 W., 186.8 feet to the point of beginning.

This is the same property conveyed to Brenda Owens by Walter D. Owens by deed dated July 1, 1978 and recorded July 7, 1978 in deed book 1082 at page 728 in the RMC Office for Greenville County, South Carolina.



which has the address of 232 Terrace Lane 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 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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