

MORTGAGE

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GREENVILLE FILED

THIS MORTGAGE is made this 27th day of June 1984, between the Mortgagor, Monroe C. Chastain and Patricia L. Chastain (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, South Carolina 29615 (herein "Lender").

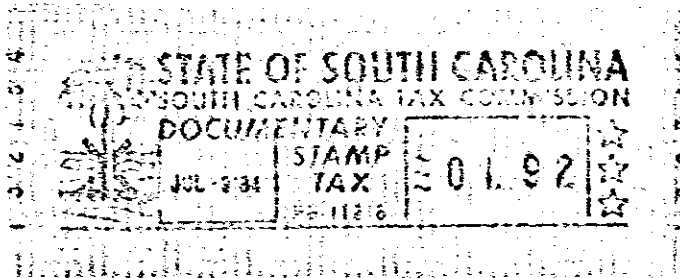
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 6359.00 which indebtedness is evidenced by Borrower's note dated June 27, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 8, 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 situate, lying and being in the State of South Carolina, County of Greenville, and being known as Lot 3 on plat of Judson Mills, No. 2 Village Block C, recorded in the RMC Office for Greenville County in Plat Book K on Pages 1 and 2, and according to a more recent survey entitled Property of Monroe C. Chastain and Patricia L. Chastain, recorded December 5, 1980, in Plat Book 8-J at Page 28, prepared by Freeland and Associates and dated December 3, 1980, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of 10th Avenue, joint front corner of Lots 2 and 3 and running thence with the line of Lot No. 2, N. 80-44 E. 223.8 feet to an iron pin; thence along the rear line of lots 21 and 22, S. 9-16 E. 60 feet to an iron pin; thence with the line of Lot #4, S. 80-44 W. 223.8 feet to an iron pin on the east side of 10th Avenue; thence with the East side of 10th Avenue N. 9-16 W. 60 feet to the BEGINNING.

This is the same lot conveyed to Monroe C. Chastain and Patricia L. Chastain by Geneva G. Summey by deed dated December 5, 1980 and recorded December 5, 1980 in Deed Book 1138 at Page 522 in the RMC Office for Greenville County, South Carolina.



which has the address of 20 Looper Street Greenville South Carolina 29611 (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 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 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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