

# MORTGAGE

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THIS MORTGAGE is made this 25th day of July 1984, between the Mortgagor, Ol. James Kinlow, Jr. and Dorothy R. Kinlow (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 23451 (herein "Lender").

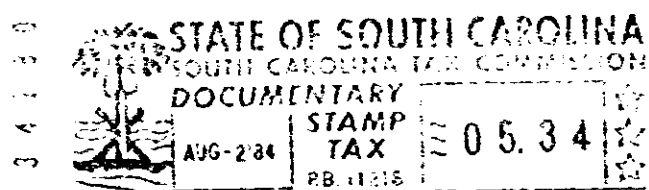
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 17,763.00 which indebtedness is evidenced by Borrower's note dated July 25, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on December 1, 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, Gantt Township, being known and designated as Lot No. 35 of a subdivision of the property of Lanco, Inc. as shown on plat prepared by R.K. Campbell and Webb Surveying & Mapping Co., October, 1968, and recorded in the RMC Office for Greenville County in Plat Book RR, at page 199, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Malone Street, joint front corner of Lots nos. 34 and 35, and running thence along the joint line of said lots N. 71-30 E. 130 feet to an iron pin, joint rear corner of Lots nos. 45 and 44; thence along the rear line of lot No. 44, S. 35-36 E. 73.1 feet to an iron pin, rear corner of Lot No. 36; thence along the line of that lot, S. 71-30 W. 151.5 feet to an iron pin on the eastern side of Malone Street; thence along the eastern side of Malone Street, N. 18-30 W. 70 feet to the beginning corner.

This is the same lot of land conveyed to James Kinlow, Jr. and Dorothy R. Kinlow by Chas. A. Mundy By deed dated September 27, 1969 and recorded September 29, 1969 in Deed Volume 876 at Page 506 in the RMC Office for Greenville County, South Carolina.



which has the address of 7 Malone Street Greenville  
[Street] [City]  
South Carolina 29605 (herein "Property Address");  
[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 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