

OF
MAY 19 1991
DOUGLAS
MAY 19 1991

(Space Above This Line For Recording Data)

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 1, 1984. The mortgagor is Nicholas T. Howard and Harold T. Howard ("Borrower"). This Security Instrument is given to Landbank Equity Corp. which is organized and existing under the laws of South Carolina and whose address is 33 Villa Road, Suite 401-A Piedmont West, Greenville, South Carolina 29615 ("Lender"). Borrower owes Lender the principal sum of Twenty six thousand, two hundred eighty six and no cents--- Dollars (U.S. \$ 26,286.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 8, 1999. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the southwest side of Sylvania Avenue, just off Paris Mountain Road, being known and designated as Lot No. 55 on plat made by Dalton & Neves, Engineers, June 1938, of "Leawood" property of C.M. Gaffney, Trustee, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "J" at Pages 18 and 19, and being more particularly described as follows:

BEGINNING at an iron pin on the Southwest side of Sylvania Avenue, said iron pin being 353.5 feet from the intersection of Sylvania Avenue and Furman Hall Road and running thence S. 33-54 W. 171 feet to joint rear corner of lots 55, 56, 30, and 31; thence N. 55-41 W. 77 feet to an iron pin; thence N. 33-54 E. 170.4 feet to an iron pin on Sylvania Avenue; thence with Sylvania Avenue S. 56-06 E. 77 feet to the beginning corner.

This is the identical property conveyed unto Harold T. Howard by Deed of Jean G. Richards Vanover dated March 2, 1983 and recorded March 8, 1983, in the RMC Office for Greenville County, South Carolina, in Deed Book 1183 at Page 934. This is the identical property conveyed unto Nicholas T. Howard by Deed of Harold T. Howard dated August 17, 1978, and recorded August 17, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1085 at Page 532.

which has the address of 112 Sylvania Avenue Greenville
[Street] [City]
 South Carolina 29609 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

4 AUG 1 1984

DUPLICATE

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