

MORTGAGE

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THIS MORTGAGE is made this 17th day of August 1984 between the Mortgagor, Nathaniel Taylor and Minnie Lee M. Taylor (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").

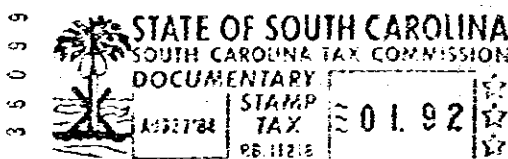
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 6359.00 which indebtedness is evidenced by Borrower's note dated August 17, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on December 28, 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 lot of land situate on the southwestern side of Maggie Street in the County of Greenville, State of South Carolina, being shown as Lot No. 8 on a Plat of Fairfield Place dated November, 1952, prepared by E. P. Slattery, recorded in Plat Book BB at page 141, in the RMC Office of Greenville County, and also being shown as Lot Number 8 on a plat of the property of Nathaniel Taylor and Minnie Lee M. Taylor dated March 20, 1976, prepared by Kenneth T. Gould, registered land surveyor, and having according to said latter plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Maggie Street at the joint front corner of Lot 6 and Lot 8, and running thence with Lot 6, S. 53-50 W., 160 feet, to an iron pin at the joint rear corner of Lots 6, 8, and 21; thence with Lot 21, N. 36-10 W., 75 feet, to an iron pin at the joint rear corner of Lot 8 and Lot 10; thence with Lot 10, N. 53-50 E., 160 feet, to an iron pin on the southwestern side of Maggie Street; thence from said street S. 36-10 E., 75 feet, to the point of beginning.

This is the same lot of land conveyed to Nathaniel Taylor and Minnie Lee M. Taylor by Robert Bailey, Incorporated by deed dated March 26, 1976 and recorded March 29, 1976 in Deed Volume 1033 at Page 789, in the RMC Office for Greenville County, South Carolina.



which has the address of 7 Maggie Street Greenville South Carolina 29605 (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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