

LENDER

LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC.

MORTGAGE

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2320 E NORTH ST GVILLE, SC 29606

NO AND STREET

CITY

ACCOUNT NO. 20008-9	DUE 19	PREVIOUS ACCOUNT NO.	LOAN DATE 10-19-84
MORTGAGOR'S & PRINCIPAL RESIDENCE ADDRESS PATRICIA G SHELTON PO BOX 623 TRAVELERS REST SC 29690		CO MORTGAGOR ALLEN OCT 22 10 36 AM '84	FINANCE CHARGE 8182.98
ANNUAL PERCENTAGE RATE 20.00 %		ASLEY	TOTAL OF PAYMENTS 17,640.00
			AMOUNT FINANCED 9457.02
			FIRST PAYMENT DUE DATE 11-19-84
			FINAL PAYMENT DUE DATE 10-19-91

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the mortgagor(s) named above, herein called Mortgagors, to LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC. herein called Mortgagee, the owner and holder of the Promissory Note referred to below.

WITNESSETH: THAT WHEREAS the Mortgagors, or one of them, are justly indebted to the Mortgagee for money loaned as evidenced by their Promissory Note of even date herewith executed and delivered by the Mortgagors, or one of them, to the Mortgagee in the amount of the Amount Financed stated above, plus interest and charges as provided in said Note.

AND WHEREAS, the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the conveyance of the premises hereinafter described.

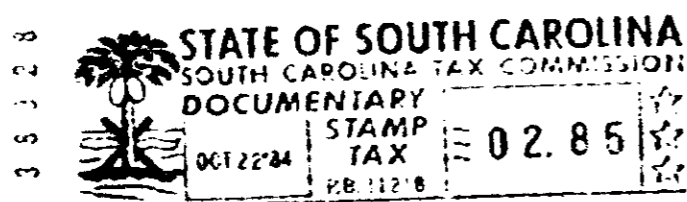
THEREFORE, in consideration of the foregoing and other good and valuable considerations, Mortgagors hereby give, grant, bargain, sell, assign and convey to Mortgagee, its successors and assigns, forever, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of Greenville, to wit:

All that piece, parcel or tract of land situate, lying and being in the county of Greenville, State of South Carolina, containing 68.40 acres, more or less, as shown by plat of Property of S.C. Beattie Estate made by J.C. Hill, Engineer, September 24, 1966, and having according to said plat the following courses and distances, to wit:

Beginning at an iron pin in the center of the intersection of Ryan Road and Salmon Road and Running thence along the center of Ryan Road N. 31 W. 200 feet; running thence N. 35 W. 200 feet; running thence N. 20-30 W. 327.2 feet; running thence N. 73-15 W. 1192.4 feet to a stone; running thence N. 73-15 W. 960 feet to a stone; running thence N. 67-50 W. 664 feet to a stone; running thence S. 5-15 E. 917 feet to a stone; running thence S. 40 E. 1506 feet to an iron pin; running thence N. 59-40 E. 155 feet; running thence the following courses and distances along or near the center of Salmon Road; N. 49 E. 87 feet, N. 59-50 E. 250 feet, N. 56-50 E. 188 feet, N. 76 E. 290 feet, N. 79-20 E. 173 feet, N. 58 E. 375 feet, N. 71-30 E. 57 feet, S. 69-30 E. 240 feet, and S. 89-40 E. 168 feet, thence S. 73-30 E. 155 feet to an iron pin, the beginning corner.

This property is conveyed subject to existing and recorded restrictions, easements and rights of way of record and as shown on said plat.

This being the same property conveyed to Patricia G. Shelton from The South Carolina National Bank, Greenville, SC Trustee under agreement dated March 18, 1966, with Emily D. Beattie, et al, by deed dated July 20, 1972 in Deed Book 950 at page 71 in the R.M.C. Office for Greenville County, S.C.



TO HAVE AND TO HOLD the said land and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto belonging or appertaining to Mortgagee, its successors and assigns, in fee simple forever, upon the trusts and for the uses and purposes hereinafter set out, and the Mortgagors covenant with the Mortgagee that Mortgagors are seized of, and have the right to convey the premises in fee simple; that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinabove; and that Mortgagors will warrant and defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee or assigns may make any payments or perform any acts necessary to relieve said default, and the costs thereof shall be added to the indebtedness hereby secured. Any such default in said prior encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors hereby assign and transfer unto Mortgagee, its successors and assigns, all surplus funds which may come or be in the hands of the holder of any of said prior encumbrances upon foreclosure of the same, hereby directing that the same be forthwith paid over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of the aforesaid Promissory Note, which may from time to time be made by the Mortgagee to the Mortgagors; provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as it shall determine.

The Mortgagors further covenant and agree (providing that any covenant for the payment of money is binding only upon the Mortgagor(s) indebted to the Mortgagee):

(1) To pay the indebtedness as provided herein, and to pay when due all taxes, assessments, levies and charges upon or against the property herein described, which are now due or which may hereafter become liens on the premises.

(2) To keep the buildings on the premises insured against loss and damage by fire, tornado, windstorm and such other hazards as Mortgagee may require, in amounts satisfactory to Mortgagee, to be made payable to the Mortgagee as its interest may appear, the loss payable clause to be in such form as Mortgagee may require. Mortgagors will pay all premiums for such insurance when due and immediately deliver to the Mortgagee receipts as may be required by Mortgagee, and provide the Mortgagee with the right to inspect such policy or policies. In the event Mortgagors fail to obtain such insurance, the Mortgagee may obtain such insurance without prejudice to its right to foreclose hereunder by reason of this default. Mortgagee may make proof of loss if Mortgagors do not do so within 15 days of loss and the Mortgagee may, at its option, apply the proceeds either to reduce the indebtedness secured hereby or to restore or repair the property. All insurance obtained by Mortgagors shall name Mortgagee as an insured and shall be endorsed so that Mortgagee shall receive at least 10 days notice prior to cancellation and so that all proceeds of such insurance shall be paid to Mortgagee as its interest may appear.

(3) To pay to Mortgagee any sums expended by Mortgagee to cure any default by Mortgagors under provisions 1 and 2 above, together with interest thereon at the same rate of interest as provided in the Promissory Note secured hereby, such payment to be secured by this Mortgage. Mortgagee, at its option, may require Mortgagor to pay to Mortgagee one-twelfth (1/12th) of the annual real estate taxes and insurance premiums for the property, such sums to be held in escrow by Mortgagee and to be used to pay said taxes and premiums for the property.

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