

MORTGAGE

GREENVILLE FILED

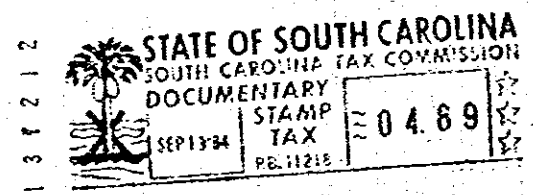
THIS MORTGAGE is made this 10 day of September 1984 between the Mortgagor, Doyle H. Thompson and Andrea Garland Thompson (herein "Borrower"), and the Mortgagee, Landbank Equity Corp., a corporation organized and existing under the laws of South Carolina whose address is 33 Villa Road, Suite 401-A Piedmont West, Greenville, S.C. 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 16,233.00 which indebtedness is evidenced by Borrower's note dated September 10, 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 January 17, 1995;

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, being shown and designated as Lot No. 41, on a plat of Points North made by R.B. Bruce, Registered Surveyor, November 22, 1972 and recorded in the R.M.C. Office for Greenville County, in Plat Book 4-X at Page 16. A reference is hereby made to said plat for a more complete description.

This being the same property conveyed to Jason H. Garland and Andrea H. Garland by deed of John Robert Moore and Jeanette K. Moore recorded in the R. M. C. Office for Greenville County in Deed Book 1028, Page 398 on December 9, 1975. Jason H. Garland then deeded his one-half (1/2) interest to Andrea H. Garland by deed dated September 13, 1983 and recorded in Deed Book 1197, Page 51 on September 23, 1983 in the R.M.C. Office for Greenville County. On February 15, 1984, Andrea H. Garland granted a one-half (1/2) interest in said property to Doyle H. Thompson as recorded in Deed Book 1207, Page 280, on March 1, 1984 in the R.M.C. Office for Greenville County.



Which has the address of Rt. 5 Box 190 111 Colony Road Traveler's Rest, South Carolina 29690 (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 for 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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