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MORTGAGE

BOOK 1618 PAGE 939

DONNIE S. TANNERSLEY

THIS MORTGAGE is made this 27th day of June 1983 between the Mortgagor, Evelyn M. Renrick (herein "Borrower"), and the Mortgagee, Landbank Equity Corp., a corporation organized and existing under the laws of South Carolina whose address is 25 Woods Lake Road, Suite 420 Greenville, South Carolina 29607 (herein "Lender").

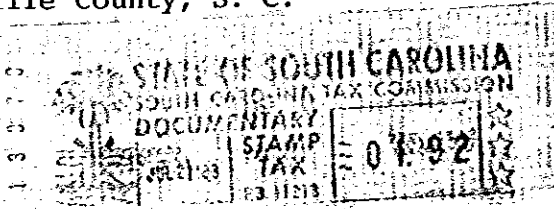
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 4794.00 which indebtedness is evidenced by Borrower's note dated June 27, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on November 8, 1993;

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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, on the western side of Furman Hall Road, and being known and designated as Lot No. 6 of a resubdivision of Lots No. 7, 8, 9, 10 and 11 of the property of Mary F. Goldsmith, as shown on plat recorded in the RMC Office for Greenville County in Plat Book E at Page 295, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Furman Hall Road at the joint front corner of Lots Nos. 5 and 6, which point is 365 feet northeast of the intersection of Furman Hall Road with Cherrydale Drive, and running thence along the joint line of Lots Nos. 5 and 6, N. 60-30 W. 200 feet to an iron pin at the joint rear corner of Lots Nos. 33, 32, 31, and 6, 7, 30, and 31; thence along the joint line of Lots Nos. 6 and 7, S. 60-30 E. 274.8 feet to the joint corner of said lots on Furman Hall Road; thence along the lines of said Furman Hall Road, S. 29-30 W. 60 feet to the point of beginning.

This is the same lot of land conveyed to Evelyn M. Renrick by deed dated May 26, 1982 and recorded July 2, 1982 in deed volume 1169 at page 679 in the RMC Office of Greenville County, S. C.



which has the address of 313 Furman Hall Road Greenville South Carolina 29609 (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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