

MORTGAGE

THIS MORTGAGE is made this 16th day of November 1983, between the Mortgagor, Shirley Ann Goodwin (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, Greenville, South Carolina 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand seven hundred eighty one dollars (\$10,781.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 26, 1998

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 being in the County of Greenville, State of South Carolina, containing 1.93 acres as shown of plat for Shirley Ann Goodwin as prepared by Freeland and Associates, Engineers, dated November 22, 1983 and recorded in Plat Book 10-C at Page 100 in the RMC Office for Greenville County, South Carolina. Reference to said plat is craved for a metes and bounds description as are more fully shown thereon.

This being the same property conveyed to Shirley Ann Goodwin by Grady Prue Goodwin by deed dated May 6, 1981 and recorded May 7, 1981 in Deed Book 1147 at Page 649 in the RMC Office for Greenville County, South Carolina.

which has the address of Route A, Box 553, Travelers 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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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