

**MORTGAGE**

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THIS MORTGAGE is made this 12 day of April 1984 between the Mortgagor, Linda C. Brewton (herein "Borrower"), and the Mortgagee, Landbank Equity Corporation, 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. \$ 28,713.00 which indebtedness is evidenced by Borrower's note dated April 12, 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 April 23, 1999;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southwest side of West Parker Road, designated as Lot No. 14 in Block C of Hughes Heights Subdivision as shown on a plat recorded in the RMC Office for Greenville County in Plat Book GG at Page 123, and having the courses and distances shown on said plat.

This is a portion of the property conveyed unto Mortgagor herein by Deed of Maurice Lee Brewton by Deed dated September 29, 1970, and recorded September 29, 1970, in Deed Book 899 at Page 364 in the RMC Office for Greenville County, South Carolina.

LESS AND EXCEPT: All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Southwest side of West Parker Road, consisting of a strip along the Eastern side of Lot No. 14, Block C of Hughes Heights Subdivision, shown on a plat of record in the RMC Office for Greenville County in Plat Book GG at Page 123, and having the following courses and distances:

BEGINNING at an iron pin at the joint front corner of Lot Nos. 13 and 14, and running thence S. 26-26 W. 196.6 feet to an iron pin; thence N. 56-30 W. 2.6 feet, more or less, to a fence; thence along the line of said fence as the line N. 26-26 E. 196.6 feet to a point on West Parker Road; thence along said Road S. 63-34 E. 2 feet more or less to the point of beginning.

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which has the address of 1523 West Parker Road, Greenville, South Carolina South Carolina 29611 (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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