

OCT 1 2 25 PM '84

DONNIE S. WATKINS
R.M.C.

(Space Above This Line For Recording Data)

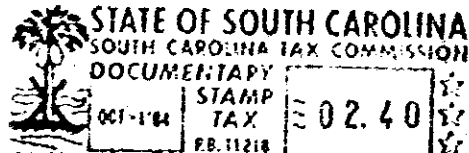
MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 24 1984. The mortgagor is Edward J. Watkins, Jr. ("Borrower"). This Security Instrument is given to Landbank Equity Corp., which is organized and existing under the laws of South Carolina, and whose address is 33 Villa Road Suite 401-A Piedmont West Greenville, South Carolina 29615 ("Lender"). Borrower owes Lender the principal sum of Seven Thousand Nine Hundred Thirty and no cents Dollars (U.S. \$ 7930.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on February 2, 1995. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being in Greenville Township, State and County aforesaid, on the eastern side of Anderson Street, in the city of Greenville, and known as Lot No. 1 of WASHINGTON HEIGHTS subdivision according to a plat made by C.M. Furman, Jr. February 3, 1922 and recorded in the RMC Office for Greenville County in plat book "F" at page 54, and having the following metes and bounds, to-wit:

Beginning at a point corner of Anderson and Nelson Streets, and running thence in a south-westerly direction with Anderson Street 41.7 feet to corner of Lot No. 2; thence with line of Lot No. 2, 100 feet to line of lot No. 51; thence in a northeasterly direction with line of Lot No. 51, 59.3 feet to a point on Nelson Street; thence with Nelson Street 101.7 feet to the beginning corner.

This is the same lot of land conveyed to Edward J. Watkins Jr. by Edward J. Watkins by deed dated August 3, 1984 and recorded August 3, 1984 in Deed Volume 1218 at page 709 in the RMC Office for Greenville County, South Carolina.



which has the address of 601 Anderson Street Greenville
[Street] [City]
South Carolina 29601 ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

RECORDED

RECORDED

SC-100-184-119-4