BOOK 84 PAGE 916

MORTGAGE

BOOK 1696 PAGE 700

LENDER
LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC.

ACCOUNT NO	DUE					
40036-2	17	323162	5-12-83			
			21.28.60			8352.00
						5923.40
			6-17-83			5-17-87

BORROWERS AND PROPERTY MORTGAGED
Hernando J. Rua
Rt. 5 Burbank Court
Piedmont, S.C. 29673

Laxine

FILED
GREENVILLE
MAY 16 1 45 PM '83
DONNIE S. TANKERSLEY
R.M.C.

16.00

THIS MORTGAGE made and entered into the day and year written on the reverse side hereof by the Borrowers named above, herein called Mortgagors, to LANDMARK FINANCIAL SERVICES OF SOUTH CAROLINA, INC. herein called Mortgagee, the owner and holder of the Promissory Note referred to below

WITNESSETH THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee for money loaned as evidenced by their Promissory Note of even date herewith executed and delivered by the Mortgagors to the Mortgagee in the amount of the Total of Payments stated above, which includes interest and charges as provided in said note.

AND WHEREAS, the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings prescribed in this Mortgage by the conveyance of the premises hereinafter described.

THEREFORE, in consideration of the aforegoing and other good and valuable considerations, Mortgagors hereby give, grant, bargain, sell, assign and convey to Mortgagee, its successors and assigns, the following described real estate, together with all present and future improvements thereon, in South Carolina, County of Greenville to wit:

ALL that certain piece,parcel or lot of land in the State of South Carolina,County of Greenville, on the northern side of Burbank Court,Gantt Township,shown and designated as Lot No. 214 on a plat of Rockvale, Section 2, made by J.Mac Richardson, Surveyor, dated July 1959, andrecorded in the RMC Office for Greenville County in Plat Book QQ at Page 109, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Burbank Court, at the joint front corner of Lots No. 213 and 214 and running thence along said Court, N. 86-21 W., 48.1 feet to an iron pin: thence with the curve of Burbank Court, N. 45-51 W., 34.5 feet to an iron at the joint front corner of Lots No. 214 and 215, thence N. 5-31 E., 171.8 feet to an iron pin: thence S. 63-10 E., 81.6 feet to an iron pin: thence S. 5-25 W., 164.9 feet to an iron pin on the northern side of Burbank Court, being the point of Beginning.

Being the same property conveyed to the Secretary of Housing and Urban Development by Deed of Frank P. McGowan,Jr., as Master,dated September 6,1977, in Book 1069, Page 879.

Being the identical property conveyed to Hernando J. and Maxine Rua by deed of Secretary of Housing and Urban Development dated February 13, 1978 recorded March 9,1978 in the office of the Clerk of Court for Greenville County in Deed Book 1075 at Page 40.

Paid and Satisfied in Full February 21, 1984
Landmark Financial Services BY:
WITNESS:
Terrel Cooley, Manager

MAR 12 1984

TO HAVE AND TO HOLD the said land and premises, including all buildings, improvements and fixtures now or hereafter attached thereto, and all rights, privileges and appurtenances thereunto belonging or appertaining to Mortgagee, its successors and assigns forever, upon the uses and purposes herein set forth, and the Mortgagors covenant with the Mortgagee that Mortgagors are seized of the entire fee simple in the premises free and clear of all liens and encumbrances except a prior mortgage or such encumbrances as are set forth hereinabove, and that Mortgagors will forever defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations hereunder, the mortgagor or owners may make any payments or perform any acts necessary to relieve said default, and the cost thereof shall be added to the indebtedness secured. Any such failure in said prior encumbrance may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors hereby [illegible] Mortgagee, its successors and assigns, all rents and funds which may come or be in the hands of the holder of any of said prior encumbrances upon [illegible] at the same be forthwith paid over to Mortgagee or assigns upon the debt hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of said Promissory Note, which may from time to time be made by the Mortgagee to the Mortgagors; provided, however, that the making of any such future advances shall be at the sole option and discretion of the Mortgagee and upon such terms and conditions as may then be agreed upon.

RECORDED
MAR 12 1984
DONNIE S. TANKERSLEY
CLERK OF COURT
GREENVILLE, S.C.