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K.M.C. OFFICE  
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# MORTGAGE

THIS MORTGAGE is made this 5th day of December 1983, between the Mortgagor, Billy Joe Bowers and Patricia G. Bowers, 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 Piedmont West Greenville South Carolina 29615 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 28,764.00 which indebtedness is evidenced by Borrower's note dated December 5, 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 December 15, 1998.

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, between Berea Drive and Lions Club Road, containing 2.05 acres, more or less, and having the following metes and bounds according to a survey by J.C. Hill, R.L.S., dated December 1, 1965, entitled "Property of J.E. Huff", recorded in the R.M.C. Office for Greenville County in Plat Book LLL at page 147:

BEGINNING at a pole on the southern side of Berea Drive at the corner of property now or formerly of B.E. Huff, and running thence with the line of said property, S. 13-40 W., 203.8 feet to an iron pin; thence continuing with the line of said property, S. 54-20 W., 179.9 feet through an iron pin to a point in the center of Lions Club Road, N. 25-15 W., 475.2 feet; thence continuing with said Lions Club Road, N. 42-30 E., 42.1 feet to a point in the center of Berea Drive; thence with the center of Berea Drive, S. 61-00 E., 173.3 feet, thence continuing with the center of said Berea Drive, S. 72-45 E., 196.3 feet, thence leaving the center of said Berea Drive and running S. 56-35 E., 28.1 feet to the point of beginning.

This is the same lot conveyed to Billy Joe Bowers and Patricia G. Bowers by Joye H. Garraux by deed dated May 8, 1972 and recorded May 8, 1972 in the RMC Office for Greenville County, South Carolina.

which has the address of 305 Berea Drive Greenville South Carolina 29611 (therein "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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