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GREENVILLE

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MORTGAGE

BOOK 1628 PAGE 781

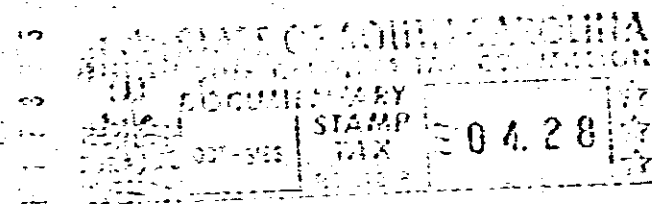
THIS MORTGAGE is made this 16th day of September 1983, between the Mortgagor, Charles Edward Young and Mary Frances B. Young (herein "Borrower"), and the Mortgagee, Landbank Equity Corp. a corporation organized and existing under the laws of South Carolina whose address is 25 Woods Lake Road, Suite 420 Greenville, South Carolina 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,659.00 which indebtedness is evidenced by Borrower's note dated September 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 September 27, 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville, being a portion of Lot No. 14 on plat of Fore Estates, recorded in Plat Book BB at page 66 of the RMC Office for Greenville County, South Carolina, and being designated as Lot No. 14 A on Survey made by Carolina Engineering & Surveying Company, dated June 8, 1971, entitled "Property to Anthony M. Irby and Martha J. Irby", recorded in Plat Book 4K at page 81, and said lot having a frontage of 75 feet on the northwest side of Staunton Bridge Road, a parallel depth of 150 feet and a rear width of 75 feet.

This is the same lot conveyed to Charles Edward Young and Mary Frances B. Young by Housing Development Corporation on August 3, 1973, and recorded August 17, 1973 in deed volume 982 at page 22 in the RMC Office for Greenville County, South Carolina.



which has the address of Rt. 13, Lot 14 A, Staunton Bridge Road Greenville 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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