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DEC 11 1983  
MORTGAGE  
S. C. DEPT. OF REVENUE  
GREENVILLE

BOOK 1490 PAGE 935

LENDER  
LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA  
128 SW Main Street Simpsonville, S. C. 29681

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|---------|----|--------|----------|----------|
| 40019-2 | 11 | 321111 | 12-10-79 | 9210.00  |
|         |    |        |          | 6064.56  |
|         |    |        | 1-11-80  | 12-11-81 |
|         |    | 18.00  |          |          |

JERRY R SAUCIER  
RT 3 BOX 119  
PFLZER, S C

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 FINANCE CORPORATION OF SOUTH CAROLINA 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 created 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 renewal or extensions thereof, and the undertaking prescribed in this Mortgage by the conveyance of the premises hereinafter described.

THEREFORE, in consideration of the foregoing 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

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being located on the southeasterly side of Richey Road, and having according to plat entitled Property of Jerry R. and Eddie Saucier, prepared by James L. Strickland, R.L.S. dated April 29, 1972, the following metes and bounds, to-wit:

BEGINNING at a point in center of Richey Road, which point is located N. 55-52 W. 34.3 feet from iron pin on the southeasterly side of Richey Road, and running thence with the line of property of Charles Burns S. 55-52 E. 533.2 feet to an old iron pin; thence along property of Martin N. 44-00 E. 115 feet to an iron pin; thence along line of property of Eddie Saucier N. 55-15 W. 537.7 feet to a point in center of Richey Road; thence with the center line of Richey Road S. 1-26 W. 120 feet to the beginning corner;

This being a portion of the same property conveyed to Jerry R. Saucier by Willis Creamer as Creditor by title dated 6/27/72 and recorded among the land records for Greenville County in Volume 947, Page 27.

APPROVED AND CONFIRMED THIS 11th DAY OF  
 APRIL 1983  
 BY: LANDMARK FINANCE CORPORATION  
 BY: *[Signature]* MANAGER  
 BY: *[Signature]* WITNESS  
 BY: *[Signature]* WITNESS

TO HAVE AND TO HOLD the said land and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereto belonging or appertaining to Mortgagee, its successors and assigns, in fee simple forever, upon the trusts and for the uses and purposes hereinafter set out, and the Mortgagors covenant with the Mortgagee that Mortgagors are seised of, and have the right to convey the premises in fee simple, that the premises are free and clear of all encumbrances, except a mortgage or such encumbrances as are set forth hereinafter, and that Mortgagors will warrant and defend the title to the premises against the lawful claims of all persons whatsoever. In the event of any default in the performance of any of the obligations of this prior encumbrance, the Mortgagee or assigns may make any payments or perform any acts necessary to relieve said default, and the cost thereof shall be added to the indebtedness hereby secured. Any such default in said prior encumbrance may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors hereby assign and transfer unto Mortgagee, its successors and assigns, all surplus funds which may come or be in the hands of the holder of any of said prior encumbrances upon foreclosure of the same, hereby directing that the same be forthwith paid over to Mortgagee or assigns upon the date hereby secured.

THIS MORTGAGE also secures all future advances in the form of any renewal or refinancing of the aforesaid 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 it shall determine.

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