

BOOK 80 PAGE 1384 BOOK 1535 PAGE 537
MORTGAGE

LENDER Financial Services
 LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA, INC. 28 S. Main St. Simpsonville, S. C. 29681
 GREENVILLE, S. C.

ACCOUNT NO. 20029-5	DUE 15	PRIOR ACCOUNT NO. 151117	LOAN DATE 11-8-82	FINANCE CHARGE 7166.87	TOTAL OF PAYMENTS 15,960.00
BORROWERS AND PRINCIPAL RESIDENCE ADDRESS BOB RENRICK RT. # 13 12 VICKILYN COURT GREENVILLE, S. C. 29611			CO-BORROWER JONNIE S. TANNER SLEYLAN R.M.C.	AMOUNT FINANCED 8,793.13	ANNUAL PERCENTAGE RATE 13.99
			POST PAYMENT DUE DATE 12-15-82	FINAL PAYMENT DUE DATE 11-15-89	

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 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 aforesaid 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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 12 on revised plat of Staunton Heights Subdivision made by Hugh J. Martin, RLS April 16, 1971, recorded in the REC Office for Greenville County in plat book 4 H, Page 38, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the west side of the turn-around of Vickilyn Court, the joint front corner of Lots Nos. 11 & 12; thence with the joint line of said lots, S. 62-40 W. 95.1 feet to an iron pin; thence N. 30-50 W. 315.7 feet to an iron pin; thence N. 82-40 E. 150 feet to an iron pin corner of lot No. 13; thence with the line of said lot, S. 36-44 E. 214.6 feet to an iron pin on the north side of Vickilyn Court; thence with the curve of the turn-around S. 52-23 W. 40 feet to a point; thence continuing S. 01-17 E. 50 feet to the beginning corner.

This is the same property conveyed to Bob Renrick and Kirrian B. Renrick, his wife by Carper Properties, Inc. by deed dated May 28, 1976 and recorded in the REC Office for Greenville County in Volume 1037, Page 90.

This conveyance was made subject to protective covenants recorded in deed volume 902 at page 503 and to recorded easements and rights-of-way.

THIS MORTGAGE IS HEREBY

CANCELLED 8/29/84

LANDMARK FINANCIAL SERVICES OF S.C., INC.

MANAGER

WITNESSED BY:

Bob Renrick

Jonnie S. Tanner Sleylan

7272

STATE OF SOUTH CAROLINA
 DOCUMENTARY STAMP
 SEP 4 1982
 REC. 57

SEP 4 1982

Bob Renrick
Jonnie S. Tanner Sleylan

TO HAVE AND TO HOLD the said land and premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto 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 seized of, and have the right to convey the premises in fee simple; that the premises are free and clear of all encumbrances, except a prior mortgage or such encumbrances as are set forth hereinabove; 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 said prior encumbrances, 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 encumbrances may at the option of the Mortgagee or assigns, be deemed a default under this instrument. Mortgagors herein 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 debt 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.

The Mortgagors further covenant and agree: