

**MORTGAGE**

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THIS MORTGAGE is made this 19 day of June 1984 between the Mortgagor, Norma L. Bayne (herein "Borrower"), and the Mortgagee, Landbank Equity Corporation, 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. \$ 16,534.00 which indebtedness is evidenced by Borrower's note dated June 19, 1984 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 October 28, 1994;

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 State of South Carolina, County of Greenville, being shown and designated as Lot No. 128 on plat of Wellington Green, Section Three, in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 116, reference to which is hereby craved for the metes and bounds description thereof; said lot fronting on Kenilworth Drive.

This is the identical property conveyed unto J. Douglas Bayne and Norma L. Bayne by Deed of J. E. Williams and Mary E. Williams, dated October 2, 1975, recorded October 17, 1975, in the RMC Office for Greenville County, South Carolina, in Deed Book 1025 at Page 940. J. Douglas Bayne subsequently deeded his one-half interest in and to Norma L. Bayne by deed dated September 6, 1983, recorded September 6, 1983, in the RMC Office for Greenville County, South Carolina, in Deed Book 1195 at Page 840.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
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which has the address of 520 Kenilworth Drive Greenville South Carolina 29615 (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 seised 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