

LENDER
LANDMARK FINANCE CORPORATION
OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C. MORTGAGE

BOOK 1398 (REV. 5/76)
PAGE 125

MAY 25 10 27 AM '77 123 S. MAIN ST. GREENVILLE, S. C. 29681
FINANCE CHARGE BOOK 08 PAGE 356

ACCOUNT NO. 10010-1	DATE 27	MO. ACCOUNT NO. 311522	NAME DONNIE S. TANKERSLEY	FINANCE CHARGE	DATE 5-20-77	AMOUNT 6114.00
BORROWER'S HOME RESIDENCE ADDRESS			ANNUAL PERCENTAGE RATE	DATE	DATE	DATE
WILLIAM S. BOUST 10 JUANITA COURT GREENVILLE S. C. 29611			18.78	6-27-77	5-27-81	1297.06

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 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, to wit:

All that piece, parcel, or lot of land situate, lying and being on the southeastern side of Juanita Court in the City of Greenville, County of Greenville, State of South Carolina, known as Lot #5 of a subdivision known as Juanita Court, which is recorded in the REC Office of Greenville County in Plat Book 23 at page 5, said lot being bounded by such notes and bounds as shown thereon.

SEP 5 1979

Being part of the land which by deed dated October 20, 1972 and recorded among the Land Records of Greenville County in Volume 958, Page 555, was conveyed to William E. Eosen by James H. Crawford and Ruth E. Crawford, his wife.

7 8 9 10 11 12 1 2 3 4 5 6

PAID AND SATISFIED IN FULL
THIS 27th DAY OF AUGUST 1975
LANDMARK FINANCE CORP.

P. O. BOX 542, SIMPSONVILLE, S. C.
BY: *[Signature]* MANAGER

WITNESS: *[Signature]*

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
02.48
MAY 25 1977
FR. 11218

Donnie S. Tankersley

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 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 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 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 together with escrow funds and accounts for taxes or insurance 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:

(1) To pay the indebtedness as provided herein, and to pay when due all taxes, assessments, levies and charges upon or against the property herein described, which are now due or which may hereafter become liens on the premises.

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