

LENDER

LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA

FILED

JUN 8 1981

MORTGAGE

128 S. Main St. Simpsonville, S. C.

1543 429

BOOK 78 PAGE 80

ACCOUNT NO	DATE	AMOUNT	DATE	AMOUNT
10025-9	10	339.50	6-05-81	587.00
			7-10-81	6-10-86
				9,211.98
				18.00

ASHBY C. ELLIS

501 Sellwood Circle

Simpsonville, S. C. 29581

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.

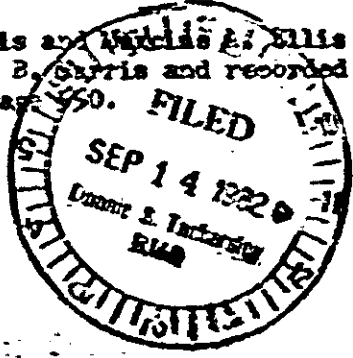
AND WHEREAS the Mortgagors desire to secure the payment of said debt and Note, and any renewals or extensions thereof, and the undertakings provided in this Mortgage by the conveyance of the premises hereinafter described.

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 certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, S. C. being shown as Lot No. 257 on Plat of Section III, of Westwood Subdivision, prepared by Piedmont Engineers and Architects, recorded in Plat Book & N at Page 30 in the R.M.C. Office for Greenville County and having such metes and bounds as appear by reference to said Plat.

Being the same property conveyed to Ashby C. Ellis and ~~Michelle A. Ellis~~ by deed dated August 23, 1974, by Dale Gene Harris and Shirley B. Harris and recorded in the R. M. C. Office for Greenville County in Volume 1005 at Page 150.

PAID AND SATISFIED IN FULL 63-15 SEP 14 1982
AUGUST 19, 1982
LANDMARK FINANCE CORPORATION OF SOUTH CAROLINA, INC.
BY: *[Signature]*
Manager



WITNESSES:
[Signature]
[Signature]

[Signature]
2-20-82

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, as for ample forever, upon the terms and for the uses and purposes hereinafter set out, and the Mortgagee covenant with the Mortgagors that Mortgagee are bound 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 Mortgagee will warrant and defend the title to the premises against the lawful claims of all persons whomsoever. In the event of any default in the performance of any of the obligations of said prior encumbrances, the Mortgagee to assign and 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. Mortgagee hereby assigns and transfers 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.

6080

1328 RMC