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MORTGAGE

BOOK 1552 PAGE 217

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 9th day of September, 1981 between the Mortgagor, MARK A. THUER AND MAUREEN D. THUER (herein "Borrower"), and the Mortgagee, CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC., a corporation organized and existing under the laws of South Carolina, whose address is 5900 Fair Boulevard - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

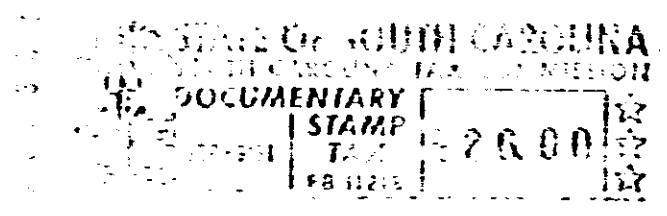
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY FIVE THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011;

To SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 50, on a plat of Sugar Creek, Map I. Section II, recorded in the R.M.C. Office for Greenville County in Plat Book 7C at Page 68, and according to a more recent survey prepared by Freeland and Associates, dated September 8, 1981, entitled "Property of Mark A. Thuer and Maureen D. Thuer, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 50 and 51, and running thence with Lot 51, N. 57-26 W. 145.0 feet to an iron pin at the joint rear corner of Lots 50 and 400; thence with the line of Lot 400 N. 31-12-30 E. 150.03 feet to an iron pin on Sweetwater Road; thence with Sweetwater Road S. 57-51 E. 123.56 feet; thence with the intersection of Sweetwater Road and Sugar Creek Road S. 12-38-30 E. 35.23 feet to an iron pin; thence along Sugar Creek Road S. 32-34 W. 126.07 feet to an iron pin the point of BEGINNING.

THIS is the same property conveyed to the Grantor's herein by deed of Cothran & Darby Builders, Inc., dated September 9, 1981, and recorded simultaneously herewith.



which has the address of 101 Sweetwater Court, Greer, S.C. 29651 (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, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, 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 herein 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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