

GREENVILLE CO. S. C.  
SEP 23 11 35 AM '81  
DONNIE S. TAYLOR

# MORTGAGE

BOOK 1553 PAGE 488

THIS MORTGAGE is made this 21st day of September 19. 81., between the Mortgagor, Colin T. Tattam and Beryl Tattam (herein "Borrower"), and the Mortgagee, CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC., a corporation organized and existing under the laws of the State of South Carolina, whose address is 5900 Fair Boulevard - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

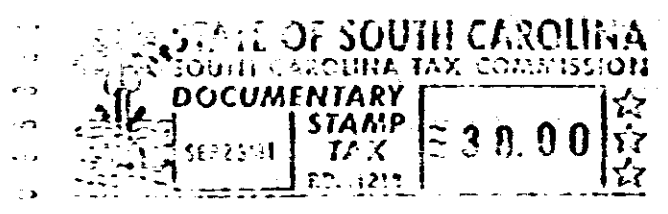
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 445 on a plat of Map Three, Section Two, Sugar Creek, recorded in the R.M.C. Office for Greenville County in Plat Book 7X, Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sweetwater Court, at the joint corner of Lots 444 and 445 and running thence along the common line of said lots N. 60-31 E., 190.14 feet to an iron pin; thence along the rear of Lot 445 N. 72-02 W., 213.72 feet to an iron pin, at the joint rear corner of Lots 445 and 446; thence along the common line of said lots S. 1-47 W., 134.22 feet to an iron pin on the northern side of Sweetwater Court; thence along the curve of Sweetwater Court, the chord of which is S. 58-51 E., 49.04 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc. recorded in the R.M.C. Office for Greenville County on September 1981, in Deed Book 1155, Page 634.



which has the address of 112 Sweetwater Court, Greer, South Carolina 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 seized 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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