

GRE

JUL 11 3 20 AM '83

304

MORTGAGE

1015 45298

CH # 78040674

THIS MORTGAGE is made this 8th day of July, 1983, between the Mortgagor, Steven L. Graham and Sarah G. Williams (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 3900 Core Ave. - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand, Seven Hundred and No/100 (\$43,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013

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, with all buildings and improvements thereon, situate, lying and being on the eastern side of Mitchell Road, in Butler Township, Greenville County, South Carolina, being shown and designated as Lot No. 6 on plat of Greenfields made by Carolina Engineering and Surveying Co., dated May, 1962, recorded in the RMC Office for Greenville County S. C. in Plat Book XX, page 103, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Mitchell Road at the joint front corner of Lots Nos. 5 and 6 and running thence with the common line of said lots, N 78-57 E 170.6 feet to an iron pin; thence S 7-06 E 100 feet to an iron pin at the joint rear corner of Lots Nos. 6 and 7; thence with the common line of said lots, S 78-50 W 166.3 feet to an iron pin on the eastern side of Mitchell Road; thence with the eastern side of Mitchell Road, N 10-13 W, 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to Mortgagor herein by deed of Lindsay B. Graham and Judy C. Graham dated July 8, 1983 and recorded simultaneously herewith in Deed Book 1192 at page 5.

which has the address of 306. Mitchell Road Greenville, S. C. 29615 (herein "Property Address"); (State and Zip Code)

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.

4328 RV 21

020