

GREENVILLE
SEP 20 4 30 PM '83

800 1526 642

MORTGAGE

CH # 78040845

THIS MORTGAGE is made this 16th day of September 1983, between the Mortgagor, Ralph P. Williams and Barbara 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 5900 Core Ave. - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty Seven Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 October 1, 1998

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 22, on a Plat of Asheton, Sheets one and two, made by Piedmont Surveyors, dated September 3, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-P, page 84 and 85, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the southern side of Devereaux Court at the joint corner of lots 22 and 23 and running thence along the common line of said lots S. 40-12-28 E. 182.85 feet to an iron pin; thence S. 40-09-43 W. 281 feet to an iron pin; thence N. 41-32-56 W. 100 feet to an iron pin; thence along the common line of lots 21 and 22 N. 17-05 E. 266.3 feet to an iron pin on the southern side of Devereaux Court; thence along Devereaux Court the chords of which are as follows: N. 81-59 E. 30.0 feet and N. 46-05 E. 30.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Beechwood Properties, A Partnership, to be recorded simultaneously herewith.

STAMP 150.00

which has the address of 6 Devereaux Court Simpsonville South Carolina 29681 (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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