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GREENVILLE CO. S. C.
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DONNIE R. M. C. HENSLEY

MORTGAGE

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CN # 78041268

R. L. H.
E. C. H.

THIS MORTGAGE is made this _____ day of November 19 83., between the Mortgagor, Robert L. Hensley and Elizabeth C. Hensley (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").

R. L. H.
E. C. H.

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 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 December 1, 1998.

R. L. H.
E. C. H.

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 lot of land lying in the Town of Mauldin, County of Greenville, State of South Carolina and shown as Lot 63 on a plat of Peachtree Terrace, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "EE", Page 189 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Maple Drive at the joint front corner of Lots 63 and 64 and running thence with the joint line of said lots S. 47 E. 166.7 feet to an iron pin; thence N. 36 E. 100 feet to an iron pin at the joint corner of Lot 62 and Lot 63; thence with the joint line of said lots N. 48-35 W. 161.2 feet to an iron pin on the southeastern side of Maple Drive; thence with the side of said Drive S. 39-04 W. 95 feet to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagors by deed of F.S. Leake, Sr., and P.S. Leake, Jr. and G. Sidney Garrett of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
DOCUMENTARY
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which has the address of 305 Maple Drive Mauldin, S.C. 29662 (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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