

FILED
GREENVILLE CO. S. C.

BOOK 1377 PAGE 413

MORTGAGE

SEP 10 11 26 AM '76

DEANIE S. TANKERSLEY

THIS MORTGAGE is made this 10th day of September, 1976, between the Mortgagor, Richard L. Fox and Judith Lynn R. Fox (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 Fain Boulevard, P.O. Box 10636, North Charleston, S.C. 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Eight Hundred Fifty and no/100-00 Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 1976 (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, 2006.

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 northern side of Brentwood Way in the Town of Simpsonville, Greenville County, South Carolina, being known and designated as lot no. 73 on a plat of Brentwood, Section III, made by Piedmont Engineers and Architects, dated November 15, 1973, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5-D, at Page 42, reference to said plat is hereby made for a more complete description thereof.

This is the same property conveyed to Richard L. Fox and Judith Lynn R. Fox by deed of Davidson Enterprises, Inc. dated September 10, 1976, to be recorded herewith.



which has the address of 306 Brentwood Way, Simpsonville,
[Street] [City]
S. C. 29681 (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 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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