

71609

1411-110

MORTGAGE

FILED

REC'D
AUG 15 4 35 PM '79
DONNIE S. STANKERSLEY
R.M.C.

NOV 5 1 38 PM '79
DONNIE S. STANKERSLEY
R.M.C. BOOK 1487 PAGE 203

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carmelita C. Hopkins
Greenville, South Carolina
of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment Co., Inc., Charleston, South Carolina

a corporation
organized and existing under the laws of the State of South Carolina
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Thousand and No Cents----- Dollars (\$ 30,000.00).

with interest from date at the rate of Ten----- per centum (10.0 %)
per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc., P. O. Box 10636 in Charleston, South Carolina 29411
or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seventy----- Dollars (\$ 272.70).
two and Seventy Cents-----
commencing on the first day of October, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 2004. *see*

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, lying, situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 26 on plat entitled "Property of Carmelita C. Hopkins", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 7-M, Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern side of Cool Brook Drive and Fleetwood Drive and running thence N. 74-40 W. 37.6 feet to an iron pin; thence N. 33-30 W. 152.0 feet to an iron pin; thence N. 64-11 E. 139.8 feet to an iron pin; thence S. 25-49 E. 175.0 feet to an iron pin; thence S. 64-11 W. 91.0 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the mortgagor by deed of James C. Taylor, III, and Frances M. Taylor, dated August 15, 1979, and recorded August 15, 1979, in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1109, Page 456.

GCTO

1 AUG 15 79
146

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.
DO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:
1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

0203

4328 RV-2