

MORTGAGE

BOOK 1530 PAGE 240

FILED GREENVILLE CO. S.C.

THIS MORTGAGE was made this 16 day of January 1981, between the Mortgagor (s) David Lee Burns and William A. Burns, DONNIE S. TANKERSLEY (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. Faja Boulevard : P.O. Box 10636 -- Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand and no/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011

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:

near Greenville, S.C., shown as lot 28 on plat of Greenville Land Co. recorded in the R.M.C. Office for Greenville County in plat book "RR" page 89 and fronting on Clemson Avenue.

This is the same property conveyed to us by Claude Vestal Jester, et al. by deed to be recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON JAN 20 1981. DOCUMENTARY STAMP \$ 120.00 BY [Signature]

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which has the address of 9 Clemson Avenue Greenville, S.C. 29611 (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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