

GREENVILLE FILED

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MORTGAGE

CH # 78040743

THIS MORTGAGE is made this 17th day of September, 1983, between the Mortgagor, Robert T. Thompson, Jr. and Deidre M. Thompson (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 Forty Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 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 September 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, on the northern side of Woodvale Avenue in the City of Greenville, being known and designated as Lot No. 200 and a portion of Lot 199 as shown on a plat of TRAXLER PARK, made by R. E. Dalton, dated March, 1923, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F at Pages 114 and 115 and having, according to a more recent survey prepared by Freeland and Associates, dated September 16, 1983, entitled "Property of Robert T. Thompson, Jr. and Deidre M. Thompson, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodvale Avenue at the joint front corner of Lots nos. 200 and 201 and running thence along the common line of said lots, N. 25-23 W. 212.37 feet to an iron pin in the line of Lot no. 197; thence along the common line of said lots, N. 64-37 E. 126.20 feet to an iron pin on the southwestern side of Rock Creek Drive; thence along the southwestern side of Rock Creek Drive, S. 63-16 E. 26.60 feet to an iron pin; thence S. 62-25 W. 40.90 feet to an iron pin; thence S. 25-23 E. 203.10 feet to an iron pin on the northern side of Woodvale Avenue; thence along the northern side of Woodvale Avenue S. 70-53 W. 102.25 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of G. Donald Gibbins and Anna W. Gibbins, dated August 27, 1982 and recorded in the R.M.C. Office for Greenville County on August 30, 1982 in Deed Book 1173 at Page 2.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of 83 Woodvale Avenue, Greenville, South Carolina 29605 (herein "Property Address");
[Street] [City] [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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