

FILED GREENVILLE

MORTGAGE

CN # 78040157

OCT 5 2 7 PM '83

THIS MORTGAGE is made this 4th day of October 1983, between the Mortgagor, James W. Dodds and Helen Z. Dodds (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-Nine Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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 November 1, 2008

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 County of Greenville, State of South Carolina, on the northern side of Farrington Drive and being known and designated as Lot No. 5 as shown on plat of FARRINGTON recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 33 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Compass Point Ventures, Inc. recorded in the RMC Office for Greenville County in Deed Book 1182 at Page 112 on February 4, 1983.

THE mailing address of the Mortgagee herein is P. O. Box 10636, Charleston, South Carolina 29411.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS
GREENVILLE COUNTY
STAMP
TAX 559 84

which has the address of Route 2, Farrington Drive, Greenville (City) South Carolina 29607 (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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