

FILED
MORTGAGE
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DONNE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Paul G. Guerin and Paulette G. Guerin
of
Greenville, South Carolina, hereinafter called the Mortgagor, sendeth greetings

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

organized and existing under the laws of South Carolina, hereinafter 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 Twenty Six Thousand One Hundred Fifty and 00/100-----Dollars (\$26,150.00), with interest from date at the rate of nine and one-half per centum (9 1/2%) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Company, Inc., in Charleston, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Nineteen and 92/100-----Dollars (\$ 219.92), commencing on the first day of February 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 January, 2009

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 Mortgagee in hand well and truly paid by the Mortgagee at and before the signing 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 near the City of Greenville, County of Greenville, State of South Carolina, on the north-western side of Deerfield Road being known and designated as Lot No. 290 according to a plat recorded in the RMC Office for Greenville County in Plat Book Z, page 121, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Deerfield Road, said iron pin being the joint front corner of Lots Nos. 290 and 291, being 68 feet N. 16-56 E. from the northwest intersection of Deerfield Road and Foxhall Road and running thence N. 56-29 W. 213.1 feet to an iron pin; thence N. 51-37 E. 100 feet to an iron pin; thence S. 49-52 E. 175 feet to an iron pin on the northwestern side of Deerfield Road, thence with Deerfield Road, S. 27-10 W. 74.7 feet to an iron pin point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jean M. Marshall, which deed is to be recorded in the RMC Office for Greenville County contemporaneously herewith.

The Mortgagees mailing address is Post Office Box 10636, Charleston, South Carolina 29411

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.

TO 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 and interest on the indebtedness evidenced by the said note, at the times and in the manner therein 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 an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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