

GREENVILLE CO. S. C.
JAN 21 3 08 PM '80
DONALD BANKERSLEY
R.M.C.

1493 677

MORTGAGE

THIS MORTGAGE is made this 18th day of January, 1980, between the Mortgagor, ROBERT S. SMALL, JR. (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 Post Office Box 10636, Charleston, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1980 (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, 2010---

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, located, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 3 on plat entitled "Property of Robert S. Small", dated July 27, 1972, prepared by Enwright Associates, recorded in the Greenville County RMC Office in Plat Book 4X at Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of the right-of-way of Mount Vere Drive, at the joint front corner of Lots 3 and 4 and running thence along said right-of-way S. 22-58 E., 150 feet to a point; thence S. 24-10 E., 50 feet to a point at the joint front corner of Lots 3 and 2; thence along the joint line of said lots S. 68-16 W., 250.4 feet to a point at the joint rear corner of Lots 3 and 2; thence N. 23-02 W., 193.8 feet to a point at the joint rear corner of Lots 3 and 4; thence along the joint line of said lots N. 66-51 E., 249.5 feet to a point at the joint front corner of Lots 3 and 4, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Robert S. Small recorded in the Greenville County RMC Office in Deed Book 1103 at Page 459.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENT NO. 1493
JAN 21 1980
3 08 PM '80

SC70 --- 1 JAN 21 80 1154

which has the address of Lot 3, Mt. Vere Drive, Greenville, South Carolina, (Street) (City) (State and Zip Code) (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.

4.0001

0677

4328 RV.2