

RECORDED  
S.C.  
APR 21 11 24 PM '80  
S.M.C.  
WALKERSLEY

# MORTGAGE

THIS MORTGAGE is made this 18th day of April 1980, between the Mortgagor, Gary J. Wallpe and Theresa J. Wallpe (herein "Borrower"), and the Mortgagee, Carolina National Mortgage Investment Co., Inc. a corporation organized and existing under the laws of State of South Carolina whose address is P.O. Box 10636 Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY NINE THOUSAND AND NO/100 (\$69,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 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 lot of land situate on the southwestern side of Plantation Drive in the county and state aforesaid, being shown as Lot No. 79 on a plat of Holly Tree Plantation Subdivision, Section I, Phase III, Sheet 1, dated September 1, 1978, prepared by Piedmont Engineers, Architects & Planners, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 6H at Page 74, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Plantation Drive at the joint front corner of Lot 79 and Lot 80 and running thence with Lot 80 S. 18-32 W. 160.75 feet to an iron pin at the joint rear corner of Lot 79 and Lot 80; thence with Lot 117 N. 72-42 W. 90 feet to an iron pin on the eastern side of Briarwood Drive; thence with said drive N. 7-27 W. 37 feet to an iron pin; thence still with said drive N. 2-27 E. 113 feet to an iron pin; thence N. 52-33 E. 32.07 feet to an iron pin on Plantation Drive; thence with said drive S. 77-21 E. 29 feet to an iron pin; thence still with said drive S. 66-02 E. 91 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Franklin Enterprises, Inc. dated April 18, 1980 and recorded April 21, 1980.

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which has the address of 902 Plantation Drive Simpsonville (Street) (City) S.C. 29681 (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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