

GRAND FILED
MAY 23 1980
SOUTH CAROLINA

MORTGAGE

BOOK 1503 PAGE 753

THIS MORTGAGE is made this 23rd day of May 1980, between the Mortgagor, William L. Dennis and Vereen A. Dennis (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 P. O. Box 10636 Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 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 June 1, 2005

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 piece, parcel or lot of land situate, lying and being on the Northern side of Club Drive, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of property of Geer & Anderson, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book B at page 165 (also recorded in Plat Book E at page 153), and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Club Drive at the joint corner of Lots Nos. 44 and 45, and running thence along the joint line of said lots N. 20-56 W. 171.7 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 45; thence along the joint line of Lots Nos. 45 and 24 N. 64-29 E. 76.5 feet to an iron pin; thence with the line of Lot No. 46 S. 21-48 E. 173.1 feet to an iron pin on the Northern side of Club Drive; thence with the Northern side of Club Drive S. 65-30 W. 78.93 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Donald A. Harper and Marsha M. Harper dated May 23, 1980 to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
MAY 21 1980

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which has the address of 35 Club Drive Greenville South Carolina 29605 (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 seized 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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