

GRANDED FILED  
S.C. S. C.  
MORTGAGE  
JUN 30 AM '80  
JUN 30 AM '80

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BOOK 1504 PAGE 541

THIS MORTGAGE is made this 19th day of May, 1980, between the Mortgagor, Augustus A. McLean, III and Virginia H. McLean (herein "Borrower"), and the Mortgagee, Carolina National Mortgage Investment Company, Inc., a corporation organized and existing under the laws of South Carolina whose address is Post Office Box 10636, North Charleston, South Carolina 29411 (herein "Lender").

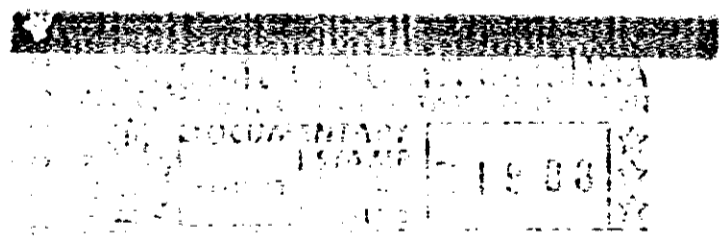
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 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 with the buildings and improvements thereon situate, lying and being on the Southeast side of Augusta Court, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 19 of Block E, as shown on plat of Augusta Court made by R. E. Dalton, Engineer, April, 1923, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, at Page 124 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Augusta Court, joint front corner of Lots No. 19 and 20, of Block E, said pin also being 295 feet in a Southwesterly direction from the point where the Southeast side of Augusta Court intersects with the Southwest side of Augusta Road and running thence with the line of Lot No. 20, S. 37-57 E. 194.6 feet to an iron pin; thence with the rear line of Lot No. 22, S. 42-03 W. 70 feet to an iron pin; thence with the line of Lot No. 18, N. 37-57 W. 194.6 feet to an iron pin on the Southeast side of Augusta Court; thence with the Southeast side of Augusta Court, N. 52-03 E. 70 feet to the beginning corner.

Der: Grantor Mildred R. Lewis Recorded herewith.



which has the address of 13 Augusta Court 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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