

OFFICE OF THE REGISTER OF DEEDS
 S.C. S.C. MORTGAGE
 NOV 11 4 43 PM '81

200-1007 700

THIS MORTGAGE is made this 13th day of November, 1981, between the Mortgagor, Robert C. Ochs and Lesia E. Ochs (herein "Borrower"), and the Mortgagee, Carolina National Mortgage Investment Co., Inc., a corporation organized and existing under the laws of the State of South Carolina, whose address is 5900 Fain Boulevard, P. O. Box 10636, Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifteen Thousand and no/100 (\$115,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2011

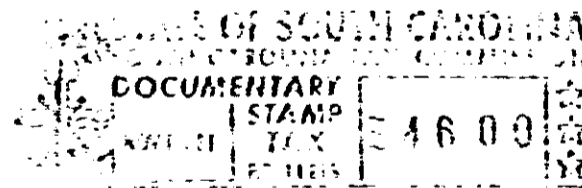
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Fisher Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 1 on a plat entitled "Terra Oaks Subdivision", prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X, at page 33, and having, according to said plat and a more recent plat entitled "Property of Robert C. Ochs and Lesia Ochs", prepared by Freeland & Associates, dated November 6, 1981, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Fisher Road at the joint front corner of Lots 1 and 2 and running thence with the line of Lot No. 2 N. 37-32 W. 261.4 feet to an iron pin in the line of Lot No. 4; thence with the line of Lot No. 4 N. 51-10 E. 75 feet to an iron pin on the southern side of the cul-de-sac of Terra Lane; thence with the curve of said cul-de-sac, the chords of which are as follows: S. 86-36 E. 32.8 feet to an iron pin; thence N. 54-53 E. 32.6 feet to an iron pin; thence N. 30-15 E. 31.2 feet to an iron pin on the southern side of Terra Lane; thence with the southern side of Terra Lane N. 65-03 E. 60 feet to an iron pin in the line of Lot No. 18; thence S. 24-43 E. 246.1 feet to an iron pin on the southern side of Fisher Road; thence with the southern side of Fisher Road S. 52-46 W. 165.3 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of George Dumit, dated November 13, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 115A, at page 307, on November 13, 1981.

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which has the address of 1 Fisher Road Greenville
(Street) (City)
South Carolina 29615 (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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