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DONNIE S. TANKERSLEY
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MORTGAGE
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CN # 78038922
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THIS MORTGAGE is made this 30th day of November 1982, between the Mortgagor, MARVIN B. CROW AND BETTY T. CROW (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 5900 Fair Boulevard - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty Thousand and No/100 (\$120,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2012

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 in the City of Greenville, County of Greenville, State of South Carolina, containing 1.263 acres, more or less, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-P at page 46, and a twenty foot strip adjacent thereto, and having in the aggregate, according to a plat prepared by Piedmont Engineers, Architects & Planners, dated November 23, 1982, entitled "Survey for Marvin B. Crow and Betty T. Crow", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-A at page 53, the following metes and bounds:

BEGINNING at an iron pin located on the Western edge of the right of way for Henderson Road, and running thence N. 76-53 W. 261.68 feet to an iron pin; thence N. 38-52 W. 18.14 feet to an iron pin; thence S. 55-21 W. 172.9 feet to an iron pin; thence S. 78-02 W. 119.9 feet to an iron pin on the Northwestern edge of the right of way for Cleveland Street; thence N. 24-47 E. 321.5 feet to an iron pin; thence S. 56-24 E. 105.5 feet to an iron pin; thence N. 60-09 E. 147.6 feet to an iron pin; thence S. 46-36 W. 57 feet to an iron pin; thence S. 67-13 E. 37.3 feet to an iron pin; thence S. 22-47 W. 110 feet to an iron pin; thence S. 79-17 E. 226.65 feet to an iron pin located on the Western edge of the right of way for Henderson Road; thence with the Western edge of the right of way for Henderson Road S. 2-00 E. 60 feet to the point of beginning.

ALSO:

All that easement, triangular in shape, being the Southwestern terminus of the twenty foot Private Driveway referred to above, and having, according to the last mentioned plat referred to above, the following metes and bounds:

(Cont'd. on attached Rider)

which has the address of Cleveland Street, Ext., Greenville, South Carolina 29607 (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.

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