

Nov 30 10 05 AM '79

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

30

November

THIS MORTGAGE is made this 30 day of November 1979, between the Mortgagor, C. Ruffin Stephenson and Sarah C. Stephenson (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, S. C. 29411 (herein "Lender").

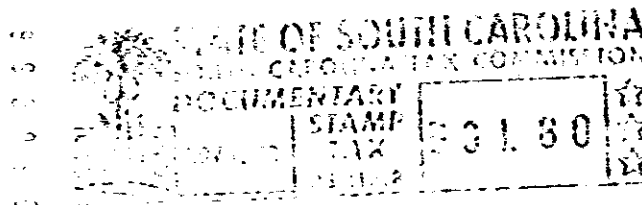
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Nine Thousand Five Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009

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 situate, lying and being on the southern side of Dogwood Lane in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 191, 192 and the western portion of Lot 193 on a plat of Cleveland Forest recorded in the RMC Office for Greenville County, South Carolina in Plat Book M, Page 137, and having according to a recent survey entitled "Property of C. Ruffin Stephenson and Sarah C. Stephenson" by Dalton and Neves Company, dated November 20, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Dogwood Lane at the joint front corner of Lots 190 and 191 and running thence along the southern side of Dogwood Lane the following courses and distances: N. 58-32 E. 60 feet to an iron pin, N. 55-24 E. 61 feet to an iron pin, and N. 58-04 E. 30 feet to an iron pin; thence leaving Dogwood Lane and running S. 24-47 E. 204.9 feet to an iron pin in the rear line of Lot 168; thence along the rear line of Lots 168, 169 and 170, S. 65-02 W. 138.1 feet to an iron pin; thence along a portion of the rear line of Lot 171, S. 72-15 W. 12 feet to an iron pin at the joint rear corner of Lots 190 and 191; thence along the common line of said lots, N. 25-03 W. 181.7 feet to an iron pin on the southern side of Dogwood Lane, the point of beginning.

The above described property is the same conveyed to the mortgagors herein by deed of Martha M. Gilleland dated November 27, 1979 to be recorded herewith in the RMC Office for Greenville County, South Carolina.



which has the address of 32 Dogwood Lane, Greenville, S. C. 29607 (Street) (City) (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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