

SOUTH CAROLINA FNMA
FORM NO. 1013
APR 3 1973
REGULATION 170: 22
COMPLIED WITH
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FILED
GREENVILLE CO. S. C.

BOOK 1278 PAGE 747
BOOK 1287 PAGE 589

MAY 22 4 15 PM '73
COMMERCIAL MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1973,
between the Mortgagor, Stewart Lynn Smith and Jo Ann T. Smith

(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 935, Charleston, South Carolina 29402 (herein "Lender").

AUG 10 1973
DORRIS S. TINKERSELY

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Eight Hundred and No/100 (\$30,800.00) Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 2003;

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 20 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot #15, Sundown Circle, Peppertree Subdivision, Section #1, as shown on a plat dated February 17, 1972, recorded in Plat Book 4N at Page 72, and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at a point located on the Southern side of the right-of-way of the cul-de-sac at the Eastern end of Sundown Circle, a joint corner of Lots #14 and 15; thence S. 23-00 E. 145.0 feet to a point; thence S. 77-54 W. 60.8 feet to a point; thence N. 65-30 W. 63.6 feet to a point; thence N. 8-52 W. 135.4 feet to a point on said right-of-way of Sundown Circle; thence along said right-of-way N. 81-00 E. 25.0 feet to a point; thence S. 54-43 E. 32.7 feet to a point; thence N. 88-16 E. 30.0 feet to the point of beginning.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

RECORDED

4328 RV.3