

APR 1 2 05 PM '74
LONNIE S. TANNERSLEY
R.M.C.

1305 777

MORTGAGE

THIS MORTGAGE is made this 29th day of March, 19 74,
between the Mortgagor, Walter O. Hendrix and Sara L. Hendrix

(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 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand
Seven Hundred and No/100 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 April 1, 2004

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 all improvements
thereon, situate, lying and being in the State of South Carolina, County
of Greenville, being known and designated as Lot #10, Sundown Circle,
Peppertree Subdivision, Section #1, as shown on a plat of Peppertree,
recorded in Plat Book 4N at Page 72, as revised by Plats recorded in
Plat Books 5A at Page 2 and at Page and having, according to
said plats, the following metes and bounds, to-wit:

BEGINNING at a point located on the northern side of the right-of-way
of Sundown Circle, a joint corner of Lots No. 10 and 11; thence along
the said right-of-way, S. 81-00 W. 70.0 feet to a point; thence N. 9-00 W.,
150.0 feet to an iron pin; thence N. 77-29 E. 80.0 feet to an iron pin;
thence S. 5-19 E. 155.3 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, appur-
tenances, 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 Mort-
gage; 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 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.