

MORTGAGE

THIS MORTGAGE is made this 8th day of May, 1975, between the Mortgagor, Walter J. Grimsby and Hermie Jo R. Grimsby (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 Post Office Box 935, Charleston, S. C. 29402 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Thirty Five Thousand, Five Hundred Fifty 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 **June 1, 2005** :

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 piece, parcel or lot of land, together with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the eastern side of Coach Hills Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 139, on a plat of COACH HILLS subdivision, made by Piedmont Engineers, Architects & Planners, dated November 25, 1974, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-X, page 94; reference to which is hereby craved for the metes and bounds thereof.



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.

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