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NO. 1352 PAGE 29

EDDIE S. TANKERSLEY
MORTGAGE

THIS MORTGAGE is made this 23rd day of October, 1975, between the Mortgagor, Richard H. Johnson and Sarah Lilly J. Johnson

and the Mortgagee, Carolina National Mortgage Investment Co., Inc., a corporation organized and existing under the laws of South Carolina, whose address is 215 E. Bay Street, Charleston, South Carolina 29401 (therein "Borrower"), (therein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand 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 November 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 certain piece, parcel or lot of land, situate, lying and being on the northeastern side of Driftwood Drive, being known and designated as Lot 34 on a plat of "W. R. Timmons, Jr.", made by C. O. Riddle, July, 1967, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 000, at Page 193. Said plat being incorporated herein and made a part hereof by reference. Said Lot fronts a total of 225 feet along the curve of Driftwood Drive; runs to a depth of 506.3 feet on its western boundary; runs to a depth of 211.5 feet on its eastern boundary; and is approximately 604.3 feet across the rear.



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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