

GREENVILLE CO. S. C.

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MORTGAGE

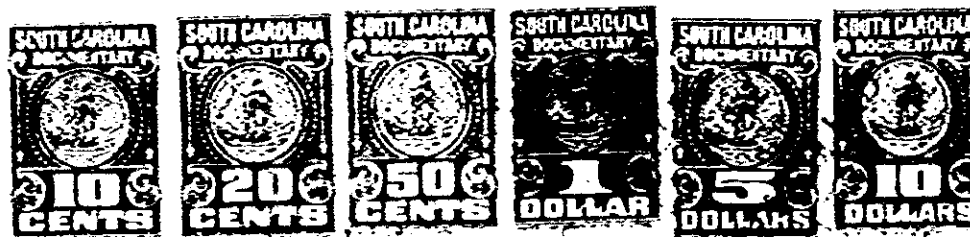
THIS MORTGAGE is made this 12th day of March, 1976, between the Mortgagor, JOHN HOWARD YOUNG AND JANE J. YOUNG (herein "Borrower"), and the Mortgagee, CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC. a corporation organized and existing under the laws of South Carolina whose address is 5900 Fain Boulevard, P.O. Box 10636, North Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1976 (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, 2006.

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 piece, parcel or lot of land situate, lying and being on the Southern side of Coach Hills Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 113 as shown on a plat of Coach Hills, prepared by Piedmont Engineers, Architects & Planners, dated September 27, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X at page 94, and having according to said plat and also according to a more recent plat entitled "Property of John Howard Young and Jane J. Young", prepared by Piedmont Engineers, Architects & Planners, dated March 3, 1976, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Coach Hills Drive at the joint front corner of Lots Nos. 112 and 113 and running thence with the line of Lot No. 112 S. 21-34 W. 208.60 feet to an iron pin in the line of property now for formerly of R. H. Eskew; thence with the line of the said Eskew property N. 67-27 E. 119.92 feet to an iron pin at the joint rear corner of Lots Nos. 113 and 114; thence with the line of Lot No. 114 N. 36-47 E. 129.17 feet to an iron pin on the Southern side of Coach Hills Drive; thence with the Southern side of Coach Hills Drive N. 68-12 W. 120 feet to the point of beginning.



which has the address of 4601 Coach Hills Drive, Greenville,
[Street] [City]
South Carolina 29607 (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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