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GREENVILLE CO.

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MORTGAGE

CONNIE S. PARKER SLEY
R.M.C.

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THIS MORTGAGE is made this 17th day of March, 1976 between the Mortgagor, Patrick M. Dunbar and Beverly B. Dunbar (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 10636, 5900 Fain Boulevard, North Charleston, SC 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand and No/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 2006 (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 certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, on the Northwest side of Longstreet Drive, and being known and designated as Lot 51 on plat of Devenger Place, Section No. 1, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-X at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Longstreet Drive at the joint corner of Lots 50 and 51 and runs thence along Lot 50, N. 58-16 W. 183.4 feet to an iron pin; thence S. 45-08 W. 25.7 feet to an iron pin; thence along the line of Lot 82, S. 24-10 E. 195.1 feet to an iron pin on the Northwest side of Longstreet Drive; thence with the curve of Longstreet Drive (the chord being N. 54-54 E. 70 feet) to an iron pin; thence continuing with the curve of said Drive (the chord being N. 31-56 E. 70 feet) to the beginning corner.



which has the address of 201 Longstreet Drive Greer, South Carolina 29651 (herein "Property Address");

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 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 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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