

MORTGAGE

THIS MORTGAGE is made this First day of December 1977 between the Mortgagor, Kay S. Taylor (herein "Borrower"), and the Mortgagee, Carolina National Mortgage Investment Co., Inc. a corporation organized and existing under the laws of Carolina whose address is Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2008

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate city limits of the City of Greenville, being known and designated as a portion of Lot 13 shown on a plat of Marshall Forest Subdivision being recorded in the R.M.C. Office for Greenville County in Plat Book H at Pages 133 and 134 and having, according to a more recent survey prepared for Kay S. Taylor by William B. Fant dated November 17, 1977, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Riverside Drive 3 feet east of the joint front corner of Lots 12 and 13 and running thence S. 4-40 E. 270 feet to an iron pin on the northern side of a 20-foot alley; thence with said alley, N. 85-20 E. 55 feet to an iron pin at the intersection of said alley (which alley is now known as Club Drive) and Riverside Drive and running thence with Riverside Drive, N. 45-22 E. 58.7 feet to an iron pin at the corner of Lot 14; thence with the line of Lot 14, N. 4-40 W. 231.4 feet to an iron pin on the southern side of Riverside Drive; thence with the southern side of Riverside Drive, S. 85-20 W. 97 feet to the beginning corner; together with all of the interest that the grantors may have in and to the 20-foot alley located at the rear of the above described property.

Subject to the easements and restrictions of record.

Said property being the same property conveyed to Thomas L. Lewis, Jr. and Carol C. Lewis by John G. Murray, Jr. and Dorothy Holly Murray by Deed recorded August 31, 1966 at Book 805, Page 196, R.M.C. Office for Greenville County, South Carolina.

GCTO -----2 DE01 77 1345 2.5001

which has the address of 236 Riverside Drive, Greenville, South Carolina (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.

4328 RV-2