

Mortgagee's mailing address: P. O. Box 10636, Charleston, S. C. 29411
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1489 PAGE 332

Nov 26 3 26 PM '79

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 23rd day of November 1979, between the Mortgagor, Paula B. Tihanyi (herein "Borrower"), and the Mortgagee, National Mortgage Investment Co., Inc. a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10636, Charleston, S. C. 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Five Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2009.

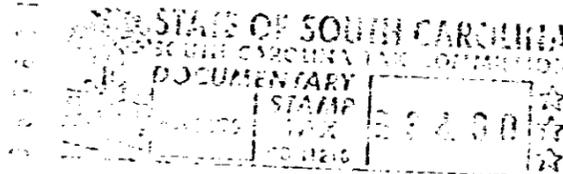
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the State of South Carolina, County of Greenville, containing 1.209 acres as is more fully shown on a survey prepared by Webb Surveying and Mapping Company, dated November, 1979 entitled "Property of Paula B. Tihanyi" and recorded in the RMC Office for Greenville County in Plat Book 75, at Page 46, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road, 75 feet from its intersection with Haywood Road and running thence N. 14-26 E. 285.0 feet to an iron pin; running thence N. 86-59 E. 151.17 feet to an iron pin; running thence S. 5-17 E. 260.0 feet to an iron pin on the northern side of Pelham Road; running thence with the northern side of Pelham Road, S. 84-11 W. 247.21 feet to the point of beginning.

Together with a non-exclusive easement for a driveway fifteen (15') feet in width as shown on the above plat, the western corner of said driveway being located forty-six (46') feet from the eastern corner of the above described property.

This is the same property conveyed to Montgagor by deed from Ann G. Nannarello to be recorded herewith.



which has the address of 507 Pelham Road Greenville, Greenville 29615 (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 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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