

APR 28 2 34 PM '80  
S. C. S. C.  
HARRISLEY

MORTGAGE

POB. 1501 PAGE 817

THIS MORTGAGE is made this 29th day of April 1980, between the Mortgagor, Jerry A. Oswald and Nancy A. Oswald (herein "Borrower"), and the Mortgagee, Carolina National Mortgage Investment Co., Inc., a corporation organized and existing under the laws of the State of South Carolina whose address is P. O. Box 10636, North Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and 00/100ths-- (\$80,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2010

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 with the buildings and improvements thereon, lying and being on the southerly side of Sugar Creek Lane near the City of Greenville, South Carolina, being known and designated as Lot No. 9 on plat entitled "Map 7, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 15 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane, said pin being the joint front corner of Lots 9 and 10 and running thence with the southerly side of Sugar Creek Lane S. 85-25-31 E., 90 feet to an iron pin, the joint front corner of Lots 8 and 9; thence with the common line of said lots S. 8-15-29 W., 150 feet to an iron pin, the joint rear corner of Lots 8 and 9; thence S. 75-28 W., 73.22 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence with the common line of said lots N. 0-53-29 E., 174.02 feet to an iron pin, the point of beginning.

This being the same property conveyed unto the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated April 29, 1980, to be recorded herewith.

RECORDED  
APR 29 1980  
SOUTH CAROLINA

which has the address of Lot 9, Sugar Creek Lane 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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