

RECORDED
S. C.
MAY 31 PM '80
WILKINSLEY

BOOK 1500 PAGE 188

MORTGAGE

THIS MORTGAGE is made this 15th day of May, 1980 between the Mortgagor, Thomas M. Wellons and Dorothy C. Wellons (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 Fair Boulevard - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 15 May 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 1 June 2005.

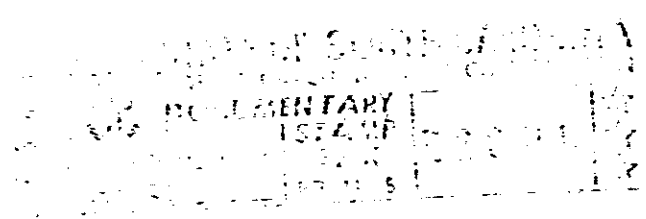
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the aforesaid County and State, City of Greenville, known and designated as Lot 24 as shown on a plat of the property of RBR Land Development Company recorded in Plat Book G, page 20, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Fairview Avenue, joint corner of Lot 24 and the old Norwood lot, thence along the line of the Norwood lot, N. 85-45 W. 170 feet to the rear of Lot 15; thence along the rear line of Lot 15, S. 4-15 W. 77 feet to the joint rear corner of Lots 24 and 25; thence along the line of Lot 25, S. 83-53 E. 170.1 feet to Fairview Avenue; thence along Fairview Avenue N. 4-15 E. 82.5 feet to the beginning corner.

This being the same property conveyed to Mortgagors herein by deed of Margaret H. Spencer dated 15 May 1980 and recorded 15 May 1980 in the RMC Office for Greenville County in Deed Book 1125 at page 843.

Address of Mortgagee: Post Office Box 10636, Charleston, SC 29411



which has the address of 214 Fairview Avenue Greenville, S.C. 29601 (herein "Property Address");
[Street] [City] [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 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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