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R.M.C. OFFICE  
GREENVILLE

# MORTGAGE

THIS MORTGAGE is made this 23rd day of May 1980, between the Mortgagor, DONALD A. HARPER AND MARSHA M. HARPER (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, Charleston, South Carolina 29411 (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 May 23, 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 June 1, 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Northern side of McIver Street, in the City of Greenville, County of Greenville, State of South Carolina, being designated as Lot No. 95 as shown on a plat entitled "Map of Alta Vista" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at page 20, and having, according to a more recent survey made by Samuel M. Harper, RLS, dated April 4, 1980, said survey done for Donald A. Harper and Marsha M. Harper, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of McIver Street at the joint front corner of Lots Nos. 95 and 96, and running thence with the common line of said lots N. 6-28 E. 183.9 feet to an oak on corner; thence S. 81-46 E. 70 feet to an iron pin at the corner of Lot No. 94; thence along the common line of Lots Nos. 94 and 95 S. 6-28 W. 184.1 feet to an iron pin on the Northern side of McIver Street; thence along said street N. 81-40 W. 70 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Robert M. Dacus, Jr., and Bina V. Dacus, dated May 23, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1126 at page 283, on May 23, 1980.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENT NO. 14  
MAY 23 1980

which has the address of 107 McIver Street, Greenville South Carolina 29605 (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 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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