

MORTGAGE

THIS MORTGAGE is made this 10th day of July 1981, between the Mortgagor, Warren H. Christian, Jr. and Connie S. Christian (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").

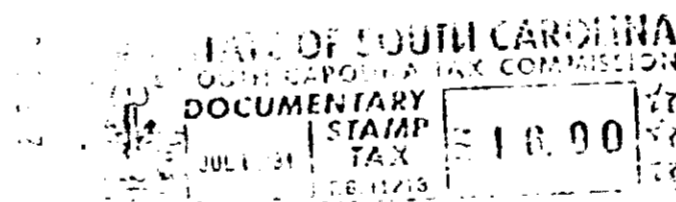
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2001;

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 tract of land, containing 2.15 acres, more or less, situate, lying and being on the corner of Bateswood Drive and Bateswood Court, in the County of Greenville, State of South Carolina, and being identified as Tract No. 7 on a Plat, dated May 22, 1978, prepared by R. B. Bruce, registered land surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6H, at Page 69, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Bateswood Drive and running thence N. 21-50 W. 35.4 feet to an iron pin. Thence, N. 23-10 E. 75 feet to an iron pin; thence N. 36-11 E. 55 feet to an iron pin; thence, N. 55-00 E. 180 feet to an iron pin; thence, N. 72-48 E. 47.6 feet to an iron pin; thence, N. 77-20 E. 31.6 feet to an iron pin; thence, S. 72-50 E. 140 feet to an iron pin; thence, S. 23-32 W. 370.5 feet to an iron pin on Bateswood Drive; thence, in 66-50 W. 281 feet to the point of beginning.

This is the property conveyed to the Mortgagors by Deed of Alvin E. Smith, as Trustee, dated March 10, 1981, and recorded in Deed Book 1144, at Page 228, in the R.M.C. Office for Greenville County.



which has the address of 7 Bateswood Drive, Route 5, Greenville, SC (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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