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CO. S. C. BOOK 1553 PAGE 215
SEP 21 10 01 AM '81
SONNIE STANKERSLEY
R.M.C. BOOK 1555 PAGE 789

MORTGAGE

THIS MORTGAGE is made this 17th day of September 1981, between the Mortgagor, Thomas V. Brady, Jr. and Patricia A. Brady (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 Palmetto Boulevard - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

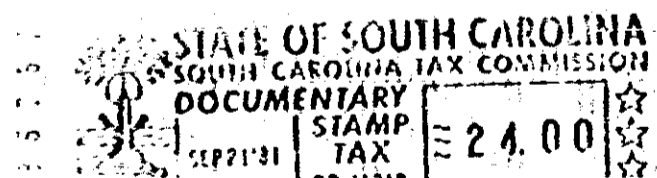
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011;

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 Sweetwater Road, near the City of Greenville, South Carolina being known and designated as Lot No. 495 on plat entitled "Map 2, Section 2, Sugar Creek and having according to a plat entitled Revision, Lot 495, Map 2, Section 2, Sugar Creek", as recorded in the RMC Office for Greenville County in Plat Book 8-1, at Page 14, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Sweetwater Road said pin being the joint front corner of Lots Nos. 494 and 495, running thence with the Southerly side of Sweetwater Road S. 62-22-24 E. 30.92 feet to an iron pin; thence continuing with the Sweetwater Road S. 60-19-22 E. 88.84 feet to an iron pin at the joint front corner of Lots Nos. 495 and 496; thence with the common line of said lots, S. 29-40-38 W. 131.98 feet to an iron pin at the joint corner of Lots Nos. 495, 496 and 497; thence with the common line of Lots Nos. 495 and 497 S. 47-21-07 W. 48.63 feet to an iron pin at the joint rear corner of Lots Nos. 495 and 492; thence with the common line of said lots, N. 51-24-08 W. 94.47 feet to an iron pin at the joint rear corner of Lots Nos. 494 and 495; thence with the common line of said lots N. 25-34-38 E. 162.97 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of Cothran & Darby Builder, Inc. of even date to be recorded herewith.



which has the address of Sweetwater Road Greenville 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 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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