

GREENVILLE S.C.

MORTGAGE

BOOK 1556 PAGE 834
CN# 37901

NOV 2 3 24 PM '81
THIS MORTGAGE is made this 30th day of October 1981, between the Mortgagors, Woodrow C. Simmons, Jr. and Kim E. Simmons (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 5990 Fain Boulevard - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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 November 1, 2011;

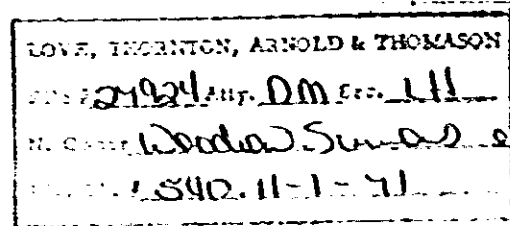
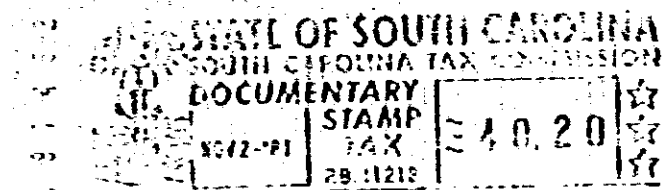
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land, situate on the southerly side of Sturbridge Drive and on the westerly side of Sugarberry Drive, in the County of Greenville, State of South Carolina, being shown as the major portion of Lot No. 105 on a plat of Dove Tree Subdivision, recorded in Plat Book 4-X at Pages 21-23 and also being shown as the major portion of Lot No. 105 on a plat of the property of Dove Tree Realty Company, prepared by Freeland & Associates, dated September 11, 1975, recorded in Plat Book 5-N at Page 27 in the RMC Office for Greenville County, and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugarberry Drive at the joint front corner of Lot 104 and Lot 105 and running thence with Lot 104 N 75-05 W 160 feet to an iron pin at the joint rear corner of Lot 104 and Lot 105; thence with Lot 108 N 13-55 E 50 feet to an iron pin at the joint rear corner of Lot 107 and Lot 108; thence N 25-47 E 134.5 feet to an iron pin on Sturbridge Drive; thence with said drive S 62-31 E 125.65 feet to an iron pin; thence S 21-41 E 37 feet to an iron pin on Sugarberry Drive; thence with said drive S 21-46 W 82.8 feet to an iron pin; thence still with said drive S 13-55 W 40 feet to the point of beginning.

This is a portion of the property conveyed to the Mortgagors by deed of Dove Tree Realty, A Partnership, dated and recorded of even date herewith.

SCOTD - 2 NO. 281 716 4.00CI



which has the address of Rt. 10, 204 Sturbridge Drive Greenville, South Carolina 29607 (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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