CR... FILED ...CO.S.C.-)...

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MORTGAGE SLEY   CN # 37872

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CR... CO.S.C.
... PM '81
... ERSLEY

MORTGAGE

THIS MORTGAGE is made this........13ᵗᵂ...................day of..November..................., 19.81, between the Mortgagor,..David.G..Ellison.and.Frances.D..Ellison........................ ....(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 Fain Boulevard - P.O. Box 10636 - Charleston, South.Carolina.29411..........(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of.Seventy-Five Thousand and No/100 ($75,000.00)-------------------------------Dollars, which indebtedness is evidenced by Borrower's note dated..November 13., 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 certain piece, parcel, and lot of land lying and being in the County of Greenville, State of South Carolina, and shown on plat entitled "Property of David G. Ellison and Frances D. Ellison" by Freeland & Associates, dated February 4, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-K at Page 26, as part of Lot 13, Colonial Estates, and according to said plat, having the following metes and bounds:

BEGINNING at a point on Rodgers Drive near its intersection with Austin Avenue running S. 69-13 W. 35.5 feet to an iron nail; thence turning and running N. 61-11 W. 268.3 feet to an iron nail; thence turning and running S. 28-53 W., 281.1 feet to an iron pin; thence running N. 62-10 W. 304.1 feet; thence running N. 24-39 W. 1.8 feet to an iron pin; thence turning and running N. 76-11 E. 9.7 feet; thence running N. 47-24 E. 32.3 feet; thence N. 73-33 E. 174.3 feet to an iron pin; thence N. 69-13 E. 198.7 feet to an iron pin; thence turning and running along Lot 12, S. 61-11 E., 328.1 feet to an iron pin on Rodgers Drive being the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from W. R. DeLoache, dated February 5, 1981, and recorded on February 5, 1981, in Deed Book 1142, at Page 267, R.M.C. Office for Greenville County, South Carolina.
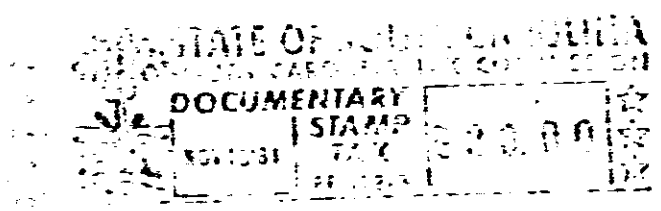
STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP

which has the address of....70 Round Pond Road................., ..Greenville..............,
                                         [Street]   [City]
South Carolina 29607.....(herein "Property Address");
    [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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT   43740-0
CNCD-75   SAF Systems and Forms