

MORTGAGE
FILED
GREENVILLE CO. S.C.

1090-11270
This form is used in connection with mortgages insured under the new, 40-year family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

MAR 1 4 21 PM '83
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID J. LANKSHEAR and BRENDA B. LANKSHEAR of
Simpsonville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment Co., Inc., P. O. Box 10636, Charleston, S.C. 29411

, a corporation
, hereinafter
organized and existing under the laws of South Carolina
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty Five Thousand and 00/100-----
Dollars (\$ 55,000.00).

with interest from date at the rate of Twelve per centum (12 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in Charleston, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Sixty Five and 74/100----- Dollars (\$ 565.74), commencing on the first day ofm April, 1983, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville

State of South Carolina: being shown and designated as Lot 162 on plat of Brentwood Section No. IV, as shown and recorded in the RMC Office for Greenville County in Plat Book 5D at Page 43, and by a more recent plat of Fountain Survey, Property of James Leary Builders, prepared by Richard D. Wooten on June 11, 1981, and having according to the more present plat of David John Lankshear and Brenda B. Lankshear dated February 2, 1983 and made by R.B. Bruce, RLS and having according to the more present plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Brentwood Way, approximately 2,527.92 feet to Frontage Road, and running thence along said Way S. 71-00 W. 105.10 feet to an iron pin, joint front corner of Lots 161 and 162; thence turning and running along the common line of Lots 161 and 162, N. 18-56 W. 150.0 feet to an iron pin; thence N. 71-00E. 105.03 feet to an iron pin at the joint rear corner of Lots 162 and 163; thence turning and running along the common line of said lots, S. 18-58 E. 150.0 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Roger C. Conti and Gloria J. Conti dated and recorded the same date herein in Deed Book 1193 at Page 447 in the RMC Office for Greenville County, S.C.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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