

5900 Core Ave
Charleston, SC

GREENVILLE CO. S. C.
39411
JUL 18 1 44 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1616 PAGE 186

THIS MORTGAGE is made this 15th day of July 19. 83, between the Mortgagor, Ryan D. Mitchell and Barbara Z. Mitchell (herein "Borrower"), and the Mortgagee, CAROLINA NATIONAL MORTGAGE INVESTMENT COMPANY, a corporation organized and existing under the laws of South Carolina, whose address is 5900 Core Avenue - Charleston, South Carolina 29411 (herein "Lender").

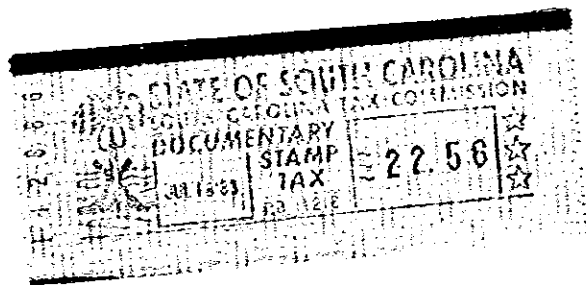
WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY-SIX THOUSAND FOUR HUNDRED & NO/100 (\$56,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013

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 in Greenville County, State of South Carolina, being known as Lot No. 4 on plat of CAMBRIDGE PARK recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at Page 11, and having, according to a plat of the property of Ryan D. Mitchell and Barbara Z. Mitchell prepared by R. B. Bruce, R.L.S., dated July 21, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Wexford Drive at the joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots S. 6338 W. 98 feet to an old iron pin; thence with the joint line of Lots Nos. 3 and 4 N. 2622 W. 125 feet to an old iron pin on the southeasterly side of Old Spartanburg Road; thence with the southeasterly side of Old Spartanburg Road N. 6338 E. 73 feet to an iron pin; thence with the intersection of Old Spartanburg Road and Wexford Drive the chord of which is S. 7122 E. 35.4 feet to an "X" on Hyd on the southwesterly side of Wexford Drive; thence with the southwesterly side of Wexford Drive, S. 2622 E. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein of even date, to be recorded herewith.



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which has the address of 100 and 102 Wexford Drive, Taylors, SC 29687 (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.