

GREENVILLE

AUG 31 9 06 AM '83

90-1623-527

DONNIE W. WATKINS  
R.M.C.

# MORTGAGE

CN # 78040635

THIS MORTGAGE is made this 26th day of August, 1983, between the Mortgagor, Peter S. Van Nort and Lynda R. Van Nort (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 Core Ave. - P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Fifty-two Thousand and No/100 (\$252,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 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 September 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 piece, parcel or tract of land situate, lying and being on the Northern side of U. S. Highway I-85 in the County of Greenville, State of South Carolina, being known and designated as Part Lot 12, containing 5.23 acres, more or less, as shown on a plat entitled "Property of Rosa Fair Douglas", prepared by Dalton & Neves, dated April, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-Y at page 100, and having, according to a more recent plat entitled "Property of Peter S. Van Nort and Lynda R. Van Nort", prepared by Carolina Surveying Co., dated August 16, 1983, and recorded in said R.M.C. Office in Plat Book 97 at page 35, the following metes and bounds:

BEGINNING at an iron pin at the joint corner of the premises herein described and property now or formerly of Greater Greenville Sewer District, and running thence with the line of the said Greater Greenville Sewer District property N. 31-22 W. 500 feet to an iron pin; thence N. 57-09 E. 200 feet to an iron pin at or near the edge of Parkins Lake; thence with the edge of Parkins Lake as the line, having a traverse line as follows: S. 73-04 E. 280 feet to an iron pin, thence S. 44-42 E. 118 feet to an iron pin, thence S. 31-19 E. 148 to an iron pin, thence N. 65-38 E. 35 feet to an iron pin, and thence N. 9-28 W. 163 feet to an iron pin in the line of Lot No. 11; thence with the line of Lot No. 11 S. 31-09 E. 344.6 feet to an iron pin on the Northern edge of the right of way of U. S. Highway I-85 (Duvall Drive); thence with the Northern edge of the said right of way of U. S. Highway I-85 (Duvall Drive), the following courses and distances: S. 78-28 W. 277 feet to a point, thence S. 11-32 E. 10 feet to a point, and thence S. 78-28 W. 254.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Daniel Rhoades, dated January 2, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1140 at page 57, on January 2, 1981.

which has the address of 500 Duvall Drive, Greenville, South Carolina 29607 (herein "Property Address");  
[Street] [City] [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.

RECORDED  
INDEXED  
DOCUMENTARY  
TAX \$100.00  
FEE \$10.00  
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