

MORTGAGE

CN # 78041297

FILED GREENVILLE S.C.

THIS MORTGAGE made this 14th day of October 1983 between the Mortgagor, JAMES L. RIDER and SHIRLEY JUANITA RIDER (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 SIXTY SEVEN THOUSAND and NO/100 (\$67,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 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 November 1, 2003

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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 100 on plat of NORTHWOOD HILLS, SECTION 3, recorded in the RMC Office for Greenville County in Plat Book YY on Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Covington Road, joint front corner of Lots Nos. 100 and 101, and running thence along the common line of said lots, N. 60-28 W. 207.2 feet to an iron pin; thence turning and running N. 30-49 E. 135 feet to an iron pin, joint rear corner of Lots Nos. 99 and 100; thence along the common line of said lots, S. 61-04 E. 258.9 feet to an iron pin on Covington Road; thence with the curvature of said road, the chord of which is S. 13-06 W. 55.7 feet to an iron pin; thence still with said Covington Road, S. 69-27 W. 109.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of James W. Johnson and Betty R. Johnson, dated October 14, 1983, and recorded herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA, BOOK 1631, PAGE 21, DATE 10/14/83.

which has the address of 213 Covington Road, Greenville, South Carolina 29611 (Street) (City) (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.

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