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FILED
GREENVILLE CO. S. C.
AUG 27 4 43 PM '81

MORTGAGE

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 27th day of August 1981, between the Mortgagors, Jean Michel Vargas and Denise D. Vargas, (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 969, Greenville, South Carolina 29602. (herein "Lender").

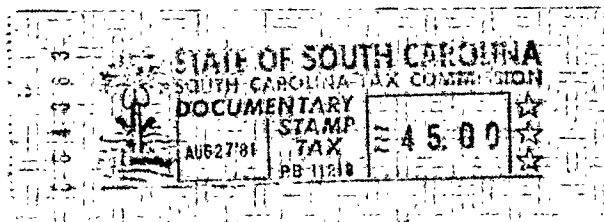
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twelve Thousand Five Hundred and No./100----- Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2006;

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 with the buildings and improvements thereon, lying and being on the northwesterly side of Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 153, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 5D, at Page 72 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middle Brook Road, said pin being the joint front corner of Lots 152 and 153 and running thence N. 38-41-10 W. 145.35 feet to an iron pin, the joint rear corner of Lot Nos. 152 and 153; thence S. 50-56-34 W. 147 feet to an iron pin, the joint rear corner of Lot Nos. 153 and 154; thence with the common line of said lots S. 64-11-34 E. 138.04 feet to an iron pin on the northwesterly side of Middle Brook Road; thence with the northwesterly side of Middle Brook Road on a curve the chord of which is N. 59-07-56 E. 59.95 feet to an iron pin; thence continuing with Middle Brook Road on a curve the chord of which is N. 71-45-08 E. 35.36 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed from Richard W. Nagy and Carol Anne Nagy, dated August 27, 1981, recorded August 27, 1981 in the R.M.C. Office for Greenville County, S. C. in Deed Book 154 at Page 191.



which has the address of ... 302 Middle Brook Road, Sugar Creek, Greer, South Carolina 29615 (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.

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