

Oct 27 4 02 PM '75

MORTGAGE

THIS MORTGAGE is made this 24th day of October, 1975, between the Mortgagor, Erik B. Nagel and Gail S. Nagel

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, corporation organized and existing under the laws of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand and No/100 (\$75,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 24, 2005;

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 located in the County of Greenville, State of South Carolina, and lying and being on the eastern side of Lake Circle Drive, and being shown as a 2.51 acre tract according to a plat entitled "Survey for Joe W. Hiller" by Carolina Surveying Company, dated July 17, 1973, and revised March 24, 1975, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Lake Circle Drive at the corner of property now or formerly belonging to W. B. Poole, and running thence with the western side of Lake Circle Drive N 14-50 E 7.2 feet to a point; thence continuing with the right-of-way of Lake Circle Drive N 6-08 W 127 feet to a point; thence still continuing with the right-of-way of Lake Circle Drive N 9-37 W 165.8 feet to a point; thence S 80-00 E 399.7 feet to a point in the line of property now or formerly belonging to Cass; thence with line of property now or formerly belonging to Cass S 0-15 E 300 feet to a point in line of property now or formerly belonging to W. B. Poole; thence a new line N 78-27 W 362.9 feet to the point of beginning.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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