FILED CO.S GREAT ESTATE MORTGAGE

State of South Carolina,

DEC 3 2 48 PH 77

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

RICHARD W. NAGY and CAROL A. NAGY

SEND GREETINGS:

WHEREAS, we the said Richard W. Nagy and Carol A. Nagy even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Twenty-five Thousand and No/100 _____ Dollars (\$_25,000.00__), with interest thereon payable in advance from date hereof at the rate of ____8___% per annum; the principal of said note together with interest being due and payable in (120) days from date ____iostationationastiotisvas Milethiy, Quarterly, Companion of Actual NAMES OF THE PROPERTY OF THE P эккноскительных компониках Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable Said note provides that past due principal and/or interest shall bear interest at the rate of ____ per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at the office of the Mortgagee in _____ Greenville _____. South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

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, S. C., 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 Lots Nos. 152 and 153; thence S 50-56-34 W 147 feet to an iron pin, the joint rear corner of Lots 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 identical property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc., dated December 3, 1976, and recorded on that same date in the RMC Office for Greenville County, S. C., in Deed Book

(See Reverse)

1328 RV.2