

FILED  
GREENVILLE CO. S. C.  
JAN 31 3 43 PM '80  
DONALD TANKERSLEY  
R.M.C.

**MORTGAGE**  
(Construction—Permanent)

THIS MORTGAGE is made this 31st day of January, 1980, between the Mortgagor(s), William H. Knopf and Gail S. Nagel, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

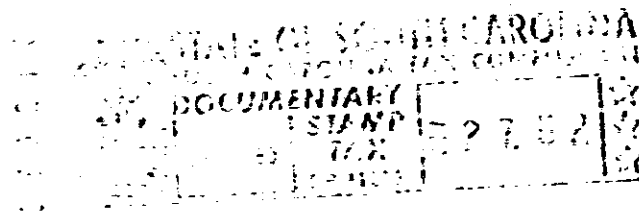
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Eight Thousand, Eight Hundred & No/100 (\$68,800.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated January 31, 1980, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated January 31, 1980, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 21 of a subdivision known as PEBBLE CREEK, PHASE I, as shown on plat thereof prepared by Enwright Associates, Engineers, dated October, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D, at Page 5, reference to which is hereby made for a more complete description by metes and bounds.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s) or on the premises. The covenants and restrictions affecting this subdivision are recorded in the R.M.C. Office for Greenville County in Deed Book 991, at Page 10.

DERIVATION: See Deed from John L. Ball and Charlene A. Ball dated October 12, 1979 and recorded in Deed Book 1113, Page 584.



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which has the address of Lot 21, Phase I, Pebble Creek Subdivision, Taylors, South Carolina 29687 (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.

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0.603

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