

REC'D S.C.  
DEC 25 AM '82  
WILKINS

LONG, BLACK & GASTON  
200:1589 PAGE 525

MORTGAGE

THIS MORTGAGE is made this 17th day of December 1982, between the Mortgagor, MAX WILLIAM NEMETH AND BARBARA ANN NEMETH (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina, 29202 (herein "Lender").

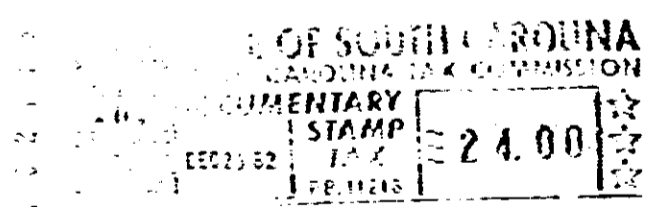
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013.

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 situate, lying and being in the County of Greenville, State of South Carolina, on the North-east side of Stoneybrook Trail, being shown and designated as Lot 50 on a Plat of BROOKSIDE, SECTION TWO, recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at Page 24, and having, according to a more recent survey prepared by Freeland and Associates, dated December 14, 1982, entitled "Property of Max William Nemeth and Barbara Ann Nemeth, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Stoneybrook Trail, joint front corner of Lots 49 and 50; thence with the joint line of said Lots, N. 02-13 E. 205.8 feet to an iron pin near branch; thence with said branch as the line, the traverse line of which is N. 69-10 E. 50.2 feet to an iron pin; thence continuing N. 57-29 E. 70.65 feet to a pin near said branch; thence S. 39-56 E. 74.9 feet to an iron pin at the corner of Lot 51; thence with the line of said lot, S. 19-29 W. 233.6 feet to an iron pin on the northeast side of Stoneybrook Trail; thence with the northeast side of said Trail, N. 79-09 W. 86.2 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagors herein by deed of Hugh T. Wilson, Jr. and Judy L. Wilson, dated December 17, 1982 and recorded simultaneously herewith.



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which has the address of 110 Stoneybrook Trail, Mauldin, South Carolina 29662 (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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