

GREENVILLE S.C.
DEC 14 3 27 PM '83
R.M.C. SPANGLER

1039 383

MORTGAGE

THIS MORTGAGE is made this 9th day of December 1983, between the Mortgagor, Philip L. Spangler and Patricia Spangler (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the United States, whose address is P. O. Box 225, Columbia, S. C. 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eight Thousand Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 1983 (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, 2014;

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southwestern side of Morningdale Drive in the City of Greenville, Greenville County, South Carolina being shown and designated as a 0.956 acre tract of land as shown on a plat entitled PROPERTY OF PHIL SPANGLER AND PATRICIA SPANGLER made by Freeland & Associates dated April 29, 1981, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8-X at Page 94, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagors by deed of East Avondale Street Investment Company, a South Carolina General Partnership, recorded in Deed Book 1162 at Page 563 on February 17, 1982.

PROPERTY OF PHIL SPANGLER AND PATRICIA SPANGLER
MORNINGDALE DRIVE
GREENVILLE, S.C. 29609

which has the address of 6 Morningdale Drive Greenville, S.C. 29609 (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.

1039 383

1039 383