

MORTGAGE OF REAL ESTATE—Offices of Lovq, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William L. Nahrgang and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Glenna Long Nahrgang
WHEREAS, the Mortgagor is well and truly indebted unto North Carolina National Bank,
as Trustee,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

Two Hundred Thirty-Four Thousand and No/100----- DOLLARS (\$ 234,000.00),

with interest thereon from date at the rate of Ten per centum per annum, said principal and interest to be repaid:

in quarterly installments of \$7,129.69 each, beginning October 1, 1970, and continuing quarterly thereafter until paid in full. The term of the loan shall be 17-1/2 years.

The mortgagors may prepay this loan without penalty after the first full five year term of the loan on any quarterly installment due date thereafter. No prepayment shall be allowed during the first five year period of said loan.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Property of William L. Nahrgang and Glenna Long Nahrgang, containing 7.08 acres, more or less, according to plat of the Property of William L. Nahrgang and Glenna Long Nahrgang dated June 22, 1970, prepared by Piedmont Engineers & Architects, and having the following metes and bounds:

Beginning at an iron pin on the southern side of Interstate Highway 85 at the joint front corner of Property now or formerly of Smith, and running thence S 8-07 E 232.2 feet to an iron pin; thence S 50-29 E 435.15 feet to an iron pin; thence with line of Property of Threatt et al, S 39-15 W 400 feet to an iron pin; thence continuing with line of Property of Threatt et al, N 50-30 W 675.1 feet to an iron pin on an unnamed road; thence with said unnamed road, N 37-38 E 28.8 feet to an iron pin, N 45-30 E 100 feet to an iron pin, N 35-30 E 50 feet to an iron pin, N 13-45 E 50 feet to an iron pin, and N 0-19 E 171.7 feet to an iron pin on Interstate Highway 85; thence with Interstate Highway 85, N 81-53 E 278.8 feet to the point of beginning.

The mortgagors further agree that part of the consideration of this loan the paved parking areas existing on the date of this mortgage shall be maintained constantly during the term of the loan. No buildings, other structures or additions thereto shall be erected on the security without the written permission of the mortgagee.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.