

JUL 8 2 02 PM '74

MORTGAGE

BERNIE S. TANKERSLEY

THIS MORTGAGE is made this 3rd day of July 19 74 ,
between the Mortgagor, James E. Nazelrod, Sr. and Mary Ellen P. Nazelrod
(herein "Borrower"),
and the Mortgagee, AIKEN-SPEIR, INC.,
a corporation
organized and existing under the laws of the State of South Carolina
is Florence, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand
Eight Hundred and No/100---Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2004

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 improvements situate thereon,
situate, lying and being in the County of Greenville, South Carolina, being
shown as 0.58 acres on plat entitled "Property of Richard F. Simmons" as
recorded in the RMC Office for Greenville County, South Carolina, in Plat
Book 5C, at Page 146, and having, according to said plat, the following
courses and distances, to-wit:

BEGINNING at an iron pin which is approximately .4 miles from Graveley Road
and running thence, N. 73-06 W. 150 feet to an iron pin; thence, N. 87-53 W.
116.8 feet to an iron pin in center of Frohawk Creek; thence running with the
center of said Creek, the traverse of which is N. 20-13 W. 98 feet to an iron
pin; thence leaving said Creek and running, S. 82-53 E. 185 feet to an iron
pin; thence, S. 72-55 E. 150 feet to an iron pin on the western side of American
Legion Road; thence running with said Road, S. 24-37 W. 80 feet to an iron
pin, the point of beginning.



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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note; prepayment and late charges as provided in the Note; and the principal of and interest on any future
advances secured by this Mortgage.

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