

FILED
S. C.
APR 15 AM '80
H. H. HENSLEY

MORTGAGE

THIS MORTGAGE is made this 3rd day of April, 1980, between the Mortgagor, Anita R. Jagels, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Three Thousand Thirty-One and 15/100ths Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2006;

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 located in the County of Greenville, State of South Carolina and being known and designated as Lot No. 189 of Colonial Hills Subdivision, Section 4, and having according to a plat recorded in the RMC Office for Greenville County in Plat Book WW, Page 3, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Heathwood Drive, joint front corner of Lots 189 and 190, and running thence with joint line of said lots, S. 13-45 E. 150 feet to an iron pin; thence S. 76-13 W. 100.8 feet to an iron pin at rear corner of Lot 188; thence with side line of Lot 188, N. 13-28 W. 150 feet to an iron pin on the southern side of Heathwood Drive; thence with Heathwood Drive, N. 76-15 E. 100 feet to the beginning.

The above described property is the same conveyed to the mortgagor by deed of Larry E. McClain and Christine M. McClain recorded herewith in the RMC Office for Greenville County.

[Faint illegible text, possibly a signature or stamp]

which has the address of 628 Heathwood Drive, Taylors, South Carolina (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 seized 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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