



MORTGAGE

THIS MORTGAGE made this 12th day of February 1985 between the Mortgagor, James W. Pangle and Betty G. Pangle (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight thousand, sixty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 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 March 1, 1985;

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 in the County of Greenville, State of South Carolina, being shown and designated as the southerly portion of Lot No. 9 on plat of Fontaha Forest as prepared by Carolina Engineering and Surveying Company, and recorded in the MRC Office for Greenville County, SC, in Plat Book "YY" at page 171, said southerly portion having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Tamarack Trail at the corner of property of William George Cole and running thence with Cole property, N. 69-53 W., 26.3 feet to an iron pin; thence still with Cole property, S. 78-39 W., 254.4 feet to an iron pin; thence running along the rear line of Lot No. 9, N. 7-46 E., 110 feet to a point; thence on a new line through Lot No. 9, N. 61-18 E., 197.9 feet to an iron pin on the westerly side of Tamarack Trail, said iron pin being S. 33-20 E., 30 feet from the joint front corner of Lots Nos. 9 and 10; thence running along the westerly side of Tamarack Trail, S. 33-20 E., 100 feet to a point; thence continuing with said Trail, S. 21-08 E., 90.5 feet to the point of BEGINNING.

This is the same property conveyed by deed of Arlon O. Jones to James W. Pangle and Betty G. Pangle, dated 4/14/65, recorded 4/19/65, in Volume 771, at Page 351, in the RMC Office for Greenville, County, SC.

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which has the address of Rt. 5, Tamarack Trail Greenville SC 29609 (herein "Property Address");
(Street) (City) (State and Zip Code)

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".

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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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