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MORTGAGE

THIS MORTGAGE is made this 19th day of July, 1982, between the Mortgagor, Wayne L. Mangels and Shirley G. Mangels (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

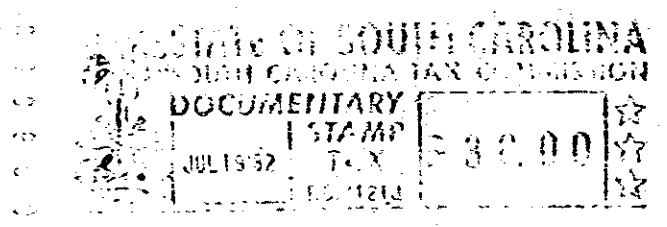
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and no/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2012;

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 situate, lying and being on the Northern side of Cleveland Street, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 16 on a plat entitled "Section Two, Collins Creek", prepared by C. O. Riddle, dated July 30, 1979, recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at page 57, and having, according to said plat and according to a more recent plat entitled "Property of Wayne L. Mangels and Shirley G. Mangels", prepared by Freeland & Associates, dated July 15, 1982, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Cleveland Street at the joint front corner of Lots Nos. 16 and 17, and running thence with the line of Lot No. 17 N. 21-35 W. 220 feet to a point on the Southern side of the cul-de-sac of an unnamed street; thence with the curve of said cul-de-sac, the chord of which is N. 30-39 E. 48.99 feet to a point on the Southern side of said unnamed street; thence with the Southern side of said unnamed street N. 68-25 E. 111.27 feet to an iron pin in the line of Lot No. 15; thence with the line of Lot No. 15 S. 21-35 E. 250 feet to an iron pin on the Northern side of Cleveland Street; thence with the Northern side of Cleveland Street S. 68-25 W. 150 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of John P. Taylor and Vickie S. Taylor, dated February 2, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1161 at page 889 on February 2, 1982.



which has the address of Cleveland Street Extension, Greenville, S. C. 29607 (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.

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