

# MORTGAGE

SLEY

THIS MORTGAGE is made this 1st day of July, 1982, between the Mortgagor, Ralph Nagele and Kathy Nagele (herein "Borrower"), and the Mortgagee, American Service Corporation, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Box 1268 Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand Six Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 July 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 certain piece, parcel or lot of land, situate on the northern side of Powderhorn Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 186 on a plat of Powderhorn Subdivision, Map 1, Section 4, prepared by C. O. Riddle, RLS, dated June 29, 1981 and recorded in the Office of the RMC for Greenville County in Plat Book 8-P at Page 22 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Powderhorn Road, at the joint front corner of Lot 186 and Lot 185 and running thence with the line of Lot 185, N 6-44-52 E 185.9 feet to an iron pin at or near the center of the Duke Power Right of Way; thence S 39-05-15 E 218.11 feet to an iron pin at the joint front corner of Lot 186 and Lot 187 and on the northern side of Powderhorn Road; thence with said road S 84-30-42 W 160.10 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of the mortgagee, dated and recorded of even date herewith.

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2002 JUL 2 92  
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ALL DOCUMENTARY RECORDS  
JUL 2 1982  
2524

LOVE, THORNTON, ARNOLD & THOMASON  
FILE # 28154 Att. DM Sec. 14  
Ralph Nagele

which has the address of 807 Powderhorn Road, Simpsonville, S.C. 29681 (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".

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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