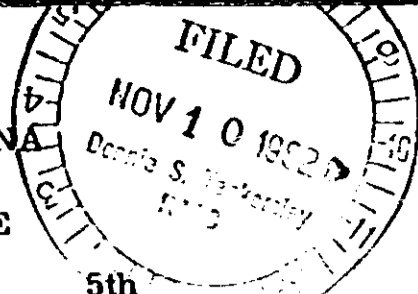


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1585 PAGE 598

MORTGAGE

THIS MORTGAGE is made this 5th day of November 1982, between the Mortgagor Roger Spangler and Mary Spangler

(herein "Borrower"), and the Mortgagee, FIRST NATIONAL BANK OF PICKENS COUNTY, a corporation organized and existing under the laws of the United States whose address is 200 Pendleton Street, P. O. Drawer 352, Easley, South Carolina 29640 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Three Hundred Twenty and 56/100 (\$8,320.56) Dollars, which indebtedness is evidenced by Borrower's Note dated November 5, 1982 (herein "Note"), providing for repayment according to the terms thereof, with the balance of the indebtedness, if not sooner paid, due and payable on as per note of even date herewith

This Mortgage secures the note of even date, and any and all renewals, extensions or modifications of the same. Lender may from time to time change the terms, interest rate, repayment schedules and/or the maturity date of said Note.

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 17 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 in the County and State aforesaid; on the east side of South Saluda River in the vicinity of Phillips Lake, being shown as Lot between Lots 9 and 10 on plat made by Robert R. Bruce, August, 1957, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point in the center of a county road, joint corner of Lot No. 10 and running with the common line of this property and that of Lot No. 10 N 75-05 W 94.6 feet to a point on the eastern side of South Saluda River; thence following said river S 1-26 W 136.3 feet to the rear corner of Lot No. 9; thence following the line of Lot No. 9 S 86-16 E 41.2 feet to a point in the center of said county road; thence following said road N 17-32 E 120 feet to the BEGINNING corner, being subject to such rights-of-way or easements as may have been given.

This is the identical lands conveyed by Arnold Z. Graham and Susan S. Graham to Roger Spangler and Mary Spangler by deed dated July 9, 1977, recorded in Deed Book 1060, page 209, Greenville County Records.

which has the address of _____ (Street) _____ (City) _____ (State and Zip Code) (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, except as herein noted, 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, or Certificate of Title, insuring or certifying Lender's interest in the Property.

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