

FILED
GRAND JURY ROOM
MORTGAGE

APR 20 4 21 PM '81

BOOK 1539 PAGE 452

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THIS MORTGAGE is made this 28th day of April, 1981, between the Mortgagor, Myrtle R. Day (herein "Borrower"), and the Mortgagee, American Service Corporation of S. C., a corporation organized and existing under the laws of South Carolina, whose address is 101 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand and no/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1981 (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, 2001.

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 18-A of McDaniel Park Horizontal Property Regime, the Master Deed for which is recorded in the RMC Office of Greenville County in Deed Book 1146, pages 420 through 472, inclusive.

This being the same property conveyed to mortgagor herein by deed of American Service Corporation of S. C. dated April 28, 1981 and recorded simultaneously herewith

which has the address of Knoxbury Terrace, Greenville,
[Street] [City]
S. C. 29601 (herein "Property Address");
[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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