

GREENVILLE CO. S.C.
NOV 26 3 51 PM '80
DONN CAMPBELL
R.M.C.

MORTGAGE

1525 914

THIS MORTGAGE is made this 26 day of November 1980, between the Mortgagor, Claude W. Baker and Martha J. Baker (herein "Borrower"), and the Mortgagee, American Service Corp. 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 Fifty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010

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, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, being shown and designated as Lot 125 on plat of Powderhorn, Section III as shown on plat recorded in the RMC Office for Greenville County in Plat Book 7C, Page 4 and a more recent plat of Claude W. Baker and Martha Jo Baker as prepared by Carolina Surveying Company dated November 26, 1980 and recorded in the RMC Office for Greenville County in Plat Book 8-A, Page 11, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of Concord Court, joint front corner of Lots 124 and 125 and running thence with the edge of said Court N. 24-26 W., 25 feet to an iron pin; thence still with the edge of said Court N. 61-44 W., 30 feet to an iron pin; thence continuing with the edge of said Court N. 40-19 W., 30 feet to an iron pin; thence still with said Court N. 8-10 W., 40 feet to an iron pin at the intersection of Concord Court and Fredericksburg Drive; thence around said intersection N. 34-28 E., 36.8 feet to an iron pin; thence along the edge of Fredericksburg Drive N. 77-05 E., 16.36 feet to an iron pin; thence still with the edge of Fredericksburg Drive N. 68-35 E., 85.0 feet to an iron pin, joint corner of Lots 125 and 126; thence with the common line of said properties S. 21-27 E., 131.37 feet to an iron pin, joint rear corner of Lots 124 and 125; thence with the common line of said properties N. 87-50 W., 119.98 feet to an iron pin, joint front corner of said Lots on Concord Court, the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of American Service Corporation of SC to be recorded on even date herewith.

which has the address of 202 Fredericksburg Drive Simpsonville
[Street] [City]
South Carolina 29681 (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 seized 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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