

SEP 15 4 39 PM '81

MORTGAGE

BOOK 1552 PAGE 877

DONNIE S. TANNERSLEY
R.M.C.

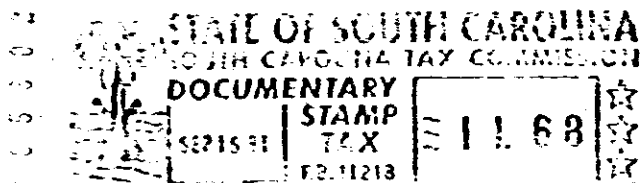
THIS MORTGAGE is made this 15th day of September 1981, between the Mortgagor, STAR K. LAND (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY NINE THOUSAND ONE HUNDRED FIFTY and no/100 (\$29,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 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 September 1, 2011;

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. 1 of Twelve Oaks Horizontal Property Regime, the Master Deed for which is recorded in the RMC Office of Greenville County in Deed Book 1146, pages 244 through 303 inclusive, and the Amendment to the Master Deed which was recorded September 14, 1981 in Deed Book 1154, page 992.

This is the same property conveyed to the Mortgagor herein by Deed of American Service Corporation of South Carolina by Deed dated September 10, 1981 and recorded September 15, 1981 in the R.M.C. Office for Greenville County in Deed Book 1155, Page 99.



which has the address of UNIT # 1, Twelve Oaks Terraces, Greenville, S.C., 29615 (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, 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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