

MORTGAGE

OCT 8 2 04 PM '82

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 8th day of October 1982 between the Mortgagor, Harold S. Carter and Mary Rae S. Carter (herein "Borrower"), and the Mortgagee, American Service Corporation of S.C., a corporation organized and existing under the laws of the State of South Carolina, whose address is 101 East Washington Street Greenville, South Carolina (herein "Lender").

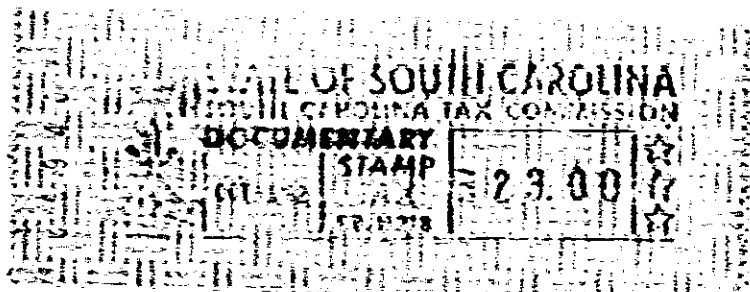
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 lot of land situate on the northeasterly side of Harrisburg Drive, County of Greenville, State of South Carolina, being shown as Lot 211 on a plat of Powderhorn Subdivision, Map 1, Section 4, prepared by C. O. Riddle Surveyor, and recorded in the R.M.C. Office for Greenville County in Plat Book 8P, Page 22 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Harrisburg Drive at the joint corner of Lot 211 and Lot 210, running thence with the common line of Lot 211 and Lot 210, N. 50-21 E., 140 feet to an iron pin; thence S. 27-59-25 E., 130.66 feet to an iron pin on Powderhorn Road; running thence with Powderhorn Road S. 54-51-23 W., 88.95 feet to an iron pin; thence N. 86-58-28 W., 33.89 feet to an iron pin on Harrisburg Drive; thence with Harrisburg Drive N. 39-39 W., 98 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of American Service Corporation of S.C. recorded simultaneously herewith.



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which has the address of 100 Harrisburg Drive Simpsonville South Carolina (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 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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