## **MORTGAGE**

THIS MORTGAGE is made this. 27th .....day of ...April 19.84., between the Morigagor, Ronald H. Wade and Susan B. Wade.

(herein "Borrower"), and the Mortgagee, American Service Corporation a corporation a corporation organized and existing under the laws of South Carolina , whose address is 101 East ..... Washington Street, Greenville, SC (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-Six Thousand Five Hundred and no/100ths (\$66,500.00) ---- Dollars, which indebtedness is evidenced by Borrower's note dated. April 27, 1984 (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, 2014 

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of West Silverleaf Street, being shown and designated as Lot No. 50 on a plat of Silverleaf SEC. 1-A, recorded in the RMC Office for Greenville County in plat book 9-F at page 61, and being further shown on a more recent plat by Carolina Surveying dated April 19, 1984, entitled "Property of Ronald H. Wade and Susan B. Wade," and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of West Silverleaf Street at the joint front corner of Lots 49 and 50, and running thence along the said West Silverleaf Street north 15-49 east 85 feet to an iron pin; thence turning and running along the joint lot line of Lot 50 and 51 south 77-05 east 153 feet to a point on the joint rear lot corner of Lots 50 and 51 and thence turning south 8-28 west 72.41 feet to a point and thence turning south 78-59 West 58.53 feet to an iron pin thence turning North 71-18 West 110 feet to the point of the beginning.

This being the identical property conveyed to the Mortgagors herein by deed of American Service Corporation on even date and recorded herewith.

> STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION **DOCUMENTARY I**

which has the address of . 202 Silverleaf Street, Greer, SC [Street] (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.