

MORTGAGEE'S MAILING ADDRESS: 101 East Washington Street Greenville, S.C. 29601
This instrument was prepared by: Love, Thornton, Arnold & Thomason

DOCUMENTARY STAMPS
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MORTGAGE
JAN 15 12 24 PM '81
NONNIE S. TANKERSLEY
Variable Rate Mortgage
Linda Marie Nelson
323-1-116

7-43950

THIS MORTGAGE is made this 15th day of January 1981, between the Mortgagor, Linda Marie Nelson (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION, a corporation organized and existing under the laws of the United States 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 Dollars, which indebtedness is evidenced by Borrower's Note dated January 15, 1981 (herein "Note"); S 14-17 W 151.1 feet to an iron pin at the joint rear corner of Lot 120 and lot 121; thence N 76-01 W 86.92 feet to an iron pin at the joint rear corner of Lot 119 and Lot 120; thence with Lot 119, N 8-09 E 150.56 feet to an iron pin on Fredericksburg Drive; thence with said drive, S 76-44 E 103.05 feet to the point of beginning.

This being the same property conveyed to the Mortgagees by deed of American Service Corporation of South Carolina, dated and recorded of even date herewith.

In addition to and together with the montly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as a part of the Note secured by the mortgage if the mortgagor fails to pay it.

15005 NOV 7 1983
LONG, BLACK & GARDNER
120 Fredericksburg Drive
South Carolina (herein "Property Address"); BY [Signature]
WITNESSES [Signatures]

To HAVE AND TO HOLD unto Lender and Lender's successors, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, roots, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all things 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 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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FILED
GREENVILLE CO. S. C.