

27604 SW Le
Donald A. Slate et al
323-1-151

MORTGAGE

GR. FILED
S.C. 133-787
2 53 PM '80
TANHERSLEY
M.C.

THIS MORTGAGE is made this 7 day of November 19.80., between the Mortgagor, DONALD A. SLATE and MARGARET S. SLATE (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-Five Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate lying and being on the southern side of Manassas Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 164 on plat of Powderhorn, Section III, prepared by C.O. Riddle, RLS, dated February 19, 1979, recorded in Plat Book 7C at page 4 and being more recently described according to survey of property of Donald A. Slate and Margaret S. Slate, dated November 6, 1980, prepared by Freeland and Associates, recorded in Plat Book 8H at page 52, to-wit:

BEGINNING at an iron pin on the southern side of Manassas Dr. at the joint front corner of Lots 163 and 164, which iron pin is 80 feet more or less from Manassas Court, and running thence along the southern side of Manassas Dr. N. 79-28 E. 80 feet to an iron pin at the joint front corner of Lots 164 and 165; thence along the common line of said lots S.10-32 E. 121.6 feet to an iron pin at the joint rear corner of said lots; thence S. 81-32 W. 80.05 feet to an iron pin at the joint rear corner of Lots 163 and 164; thence along the common line of said lots N.10-32 W. 118.9 feet to an iron pin on the southern side of Manassas Dr. at the joint front corner of said lots, the point of beginning.

DERIVATION: Deed of American Service Corporation recorded November 7, 1980 in Deed Book 1136 at page 956.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
22.00
FEB 22 1981

which has the address of 304 Manassas 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 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.

SCTS --- 1 NO 780 1355

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