

FILED
GREENVILLE, S.C.

OCT 8 2 25 PM '80 MORTGAGE

BOOK 1519 PAGE 682

RONNIE STANKERSLEY
R.M.C.

THIS MORTGAGE is made this 8th day of October 1980, between the Mortgagor, LONNIE F. ANDERS AND DOROTHY G. ANDERS (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is P.O. BOX 1268 GREENVILLE, SOUTH CAROLINA 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND AND NO/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 8, 1980 (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, 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 119 on a plat of Powderhorn, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 4 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of Fredericksburg Drive at the joint front corner of Lots 119 and 120 and running thence with the joint line of said lots S. 8-09 W. 152.56 feet to an iron pin; thence S. 88-30 W. 30 feet to an iron pin; thence N. 55-48 W. 87.64 feet to an iron pin; thence N. 1-40 W. 106.1 feet to an iron pin on the southern edge of Fredericksburg Drive; thence running with said Drive S. 88-10 E. 64 feet to an iron pin; thence still with said Drive 87-05 E. 63 feet to an iron pin being the point of BEGINNING.

This is the same property conveyed to the mortgagors by deed of American Service Corporation recorded October 8, 1980.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
20.00

which has the address of 102 Fredericksburg Drive Simpsonville
[Street] [City]
S.C. 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 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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