

GREENVILLE CO. S.C.  
AUG 31 1 39 PM '82

# MORTGAGE

BOOK 1579 PAGE 196

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this thirty-first day of August 1982, between the Mortgagor, Steven R. Satterwhite and Linda L. Powell (herein "Borrower"), and the Mortgagee, American Service Corporation, a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina 29601 (herein "Lender").

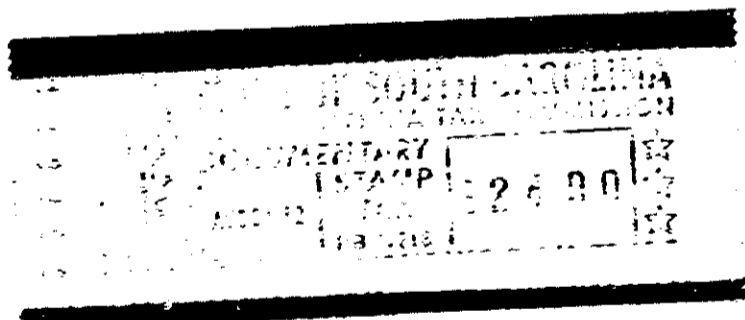
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 piece, parcel or lot of land situate, lying and being on the southern side of Rapidan Court in the Town of Simpsonville, County of Greenville, State of South Carolina, and known and designated as Lot 300 of a subdivision known as Powderhorn, Map 1, Section 4, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 8P at Page 22 and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rapidan Court at the joint front corner of Lots 299 and 300 and running thence S. 36-28 E. 170.76 feet to an iron pin; running thence N. 7-07 E. 97.67 feet to an iron pin; running thence N. 59-14 W. 193.47 feet to an iron pin at the joint rear corner of Lots 300 and 301; running thence N. 15-02 E. 131.7 feet to an iron pin on the southern side of Rapidan Court; running thence with the southern side of said Court N. 79-17 E. 43.45 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the mortgagors herein by deed of American Service Corporation to be recorded simultaneously herewith.



which has the address of Lot 300 Rapidan Court, Simpsonville, South Carolina 29681 (herein "Property Address");  
[Street] [City] [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.

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