

0986

2025-2026-DEPT
Paul B. Kelly
223-1-155

Mortgagee's Address:
PO BOX 1243, GVL
SC 29602

This instrument was prepared by:
DONALD E. McALISTER
101 EAST WASHINGTON ST.
GREENVILLE, SC 29602

MORTGAGE

(Renegotiable Rate Mortgage)

1526 598
84 983

THIS MORTGAGE is made this 4th day of December 19 80 between the Mortgagee, AMERICAN SERVICE CORPORATION (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 St., Greenville, South Carolina herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-FOUR THOUSAND FIVE HUNDRED & NO/100 (\$54,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 4, 1980 (herein "Note") which is attached hereto as Exhibit "A" the terms of which are incorporated herein by reference including any and all renewals, extensions, renegotiations and/or modifications of the original Note, providing for monthly installments of N 17-52 E 151.05 feet to an iron pin at the joint rear corner of Lot 168 and Lot 168; thence S 50-47 W 83.76 feet to an iron pin; thence S 67-01 W 126.13 feet to an iron pin at the joint rear corner of Lot 153 and Lot 169; thence with Lot 169 S 43-02 E 110.95 feet to an iron pin on Manassas Court; thence with said court N 77-27 E 50.74 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of American Service Corporation, to be recorded herewith.

In addition to and together with the monthly 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 part of the debt secured by the mortgage if the mortgagor fails to pay.

28107
Manassas Court
(herein "Property Address")

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.

JULY 1980

MAR 13 1984
GREENVILLE, SC
SIMPSONVILLE

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