

BOOK 85 PAGE 1713

This instrument was prepared by:
Wyche, Burgess, Freeman
& Parham, P.A.

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43900

FILED
GREENVILLE CO. S.C.

DEC 23 3 52 PM '80

DONNIE S. TANKERSLEY
GREENVILLE CO. S.C.

JAN 23 2 11 PM '81

DONNIE S. TANKERSLEY
GREENVILLE CO. S.C.

MORTGAGE

(Renegotiable Rate Mortgage)

THIS MORTGAGE is made this 19th day of December 1980 between the Mortgagor, Bruce E. Fox and Kathrin W. Fox (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION a corporation organized and existing under the laws of the United States whose address is 101 E. Washington Street, Greenville, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand Four Hundred Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1980 (herein "Note") through 133, inclusive.

This is the property conveyed to the mortgagor by American Service Corporation of S.C. by deed dated December 19, and recorded simultaneously herewith.

FILED
GREENVILLE CO. S.C.
JUN 26 11 00 AM '84
DONNIE S. TANKERSLEY
R.M.C.

40817 PAID AND SATISFIED IN FULL
THIS 19th DAY OF June 1984

AMERICAN FEDERAL BANK, S.B.
FEDERAL AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION

Witness: *[Signature]*

JUN 26 1984 *[Signature]*

[Signature]

which has the address of Pelham Road Greenville (City)
S.C. 29615 (State and Zip Code) (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 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.

JULY, 1980

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