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MORTGAGE

BOOK 1509 PAGE 545

THIS MORTGAGE is made this 1 day of August 19 80, between the Mortgagor, TONY E. ARMSTRONG AND EDNA D. ARMSTRONG (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 E. WASHINGTON STREET GREENVILLE, SOUTH CAROLINA 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND EIGHT HUNDRED AND NO/100 (\$52,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 August 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 170 on plat of Section 3, POWDERHORN SUBDIVISION, 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 northern edge of Manassas Drive at the joint front corner of Lot 170 and 171 and running thence with the joint line of said lots, N. 22-01-30 W. 131.72 feet to an iron pin at the joint rear corner of Lots 169 and 170; thence with the joint line of said lots N. 76-58 E. 116.99 feet to an iron pin on the western edge of Manassas Court at the joint front corner of Lots 169 and 170; thence with Manassas Court the following courses and distances: S. 33-45 E. 35.36 feet to an iron pin, S. 34-26 E. 34.19 feet to an iron pin, S. 13-02 E. 34 feet to an iron pin at the intersection of Manassas Court and Manassas Drive; thence with said intersection S. 33-13 W. 34.58 feet to an iron pin on the northern edge of Manassas Drive; thence with Manassas Drive the following courses and distances: S. 76-41 W. 51.96 feet to an iron pin, S. 67-58.30 W. 45 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 August 1, 1980.

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which has the address of 105 Manassas Court Simpsonville S.C. 29681 (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.

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