

FILED
MORTGAGE

BOOK 1528 PAGE 929

DEC 3 3 37 PM '80

THIS MORTGAGE is made this 31ST day of December,
19 80, between the Mortgagor, James D. Wells, Jr., and Laura L. Wells
(herein "Borrower"), and the Mortgagee, American
Service Corporation of S.C., a corporation organized and existing
under the laws of South Carolina, whose address is 101 East
Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-nine Thousand
Four Hundred and 00/100 (\$39,400) Dollars, which indebtedness is evidenced by Borrower's note
dated December 31, 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 January 1, 2011.

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 unit, situate, lying and being in the
State of South Carolina, County of Greenville, being known and designated
as Unit No. 8-G of Yorktown Horizontal Property Regime, the Master Deed
for which is recorded in the RMC Office for Greenville County in Deed
Book 1131 at Pages 70 through 133, inclusive.

This is the property conveyed to the mortgagor by American Service
Corporation of S.C. by deed dated December 31, 1980, and recorded simul-
taneously herewith.

SC 29-1-101

which has the address of Pelham Road Greenville
(Street) (City)
S.C. 29615 (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 improve-
ments 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.

RECORDED

4328 RV-2