

Mortgagee's mailing address: 112-D Woodbridge Apts., Century Dr., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
JAN 16 4 41 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1533 PAGE 339
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WHEREAS, American Service Corporation of S. C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Steven Van Auten

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Hundred Thousand Two Hundred Five and 00/100

Dollars (\$ 600,205.00) due and payable

according to the terms of Notes of even date

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
240.12

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid: according to terms of Notes of even date

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 22.22 acres, as is more fully shown on a plat entitled "Survey for Richard Watson", prepared by Carolina Surveying Company, dated June 27, 1980, revised August 19, 1980, revised August 27, 1980, revised September 3, 1980, and revised December 1, 1980, December 2, 1980, December 3, 1980, and December 22, 1980, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of a Proposed Road located S. 25-48 E. 43.8 feet and S. 17-20 W. 270.6 feet from the intersection of said Proposed Road and Pelham Road at the corner of a lot containing 59,549 square feet, and running thence with said Proposed Road, S. 68-57 E. 10 feet; thence with the western side of said Proposed Road, S. 17-19 W. 694.74 feet to an iron pin at the corner of a tract containing 1.29 acres; running thence with the line of said tract, S. 84-28 W. 205.86 feet and S. 42-40 W. 210 feet to an iron pin on the northern side of said Proposed Road, and running thence with the northern side of said Proposed Road, N. 53-57 W. 998.43 feet; N. 57-32 W. 95.7 feet and N. 69-33 W. 55.4 feet to an iron pin at the corner of a tract containing 1.40 acres; and running thence with the line of said tract, N. 8-06 W. 265.25 feet to an iron pin in the line of a 8.29 acre tract, and running thence with the line of said tract, N. 84-07 E. 910.1 feet; S. 82-28 E. 256.9 feet, and S. 68-57 E. 387.9 feet to the point of beginning.

The terms and provisions of that certain Mortgage Release Rider attached hereto as Exhibit "A" are incorporated herein and made a part hereof.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Steven Van Auten, of even date to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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