

LOVE, THOMPSON, AND CO. REAL ESTATE BROKERS
27134 DM^C LH
W. D. Graham
323-1-122

FILED
GREENVILLE, S.C.
MORTGAGE '81

BOOK 1535 PAGE 945

50th - FREDERICKSLEY
R.H.C.

THIS MORTGAGE is made this 23rd day of March 1981, between the Mortgagor, William D. Graham and Dawn S. Graham (herein "Borrower"), and the Mortgagee, American Service Corporation, 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 Fifty Nine Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 piece, parcel or lot of land, with the improvements thereon, or hereafter constructed thereon, situate, lying and being on the southern side of Fredericksburg Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 126 on a plat of Powderhorn, Section III, recorded in Plat Book 7-C at Page 4 and being described more particularly according to a recent plat of William D. Graham and Dawn S. Graham prepared by Freeland and Associates, dated March 11, 1981, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Fredericksburg Drive at the joint front corner of Lots 125 and 126 and running thence along the southern side of said drive N 68-35 E 32 feet to an iron pin; thence continuing along said drive N 58-26 E 46 feet to an iron pin at the joint front corner of Lots 126 and 127; thence along the common line of said lots S 29-56 E 167.95 feet to an iron pin; thence S 42-36 W 93.84 feet to an iron pin; thence N 87-50 W 19.32 feet to an iron pin at the joint rear corner of Lots 125 and 126; thence along the common line of said lots N 21-27 W 191.37 feet to an iron pin at the joint front corner of said lots, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of American Service Corporation, dated and recorded on even date 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 apart of the debt secured by the mortgage if the mortgagor fails to pay it.

which has the address of 204 Fredericksburg Drive, Simpsonville, S.C. (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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