

JUL 15 '81

**MORTGAGE**

THIS MORTGAGE is made this 15th day of July 1981, between the Mortgagor, Thomas S. George and Patricia M. George (herein "Borrower"), and the Mortgagee, American Service Corporation, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 1268 Greenville, South Carolina (herein "Lender").

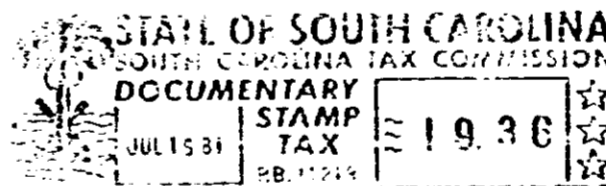
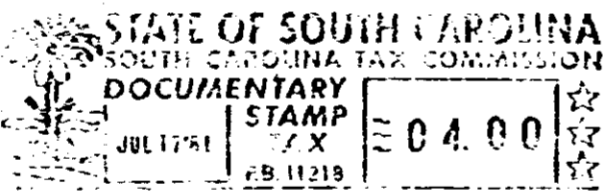
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-eight thousand four hundred and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot 142 on plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C on page 4; and by a more recent survey of "Property of Thomas S. George and Patricia M. George," prepared by Freeland and Associates on July 8, 1981, and recorded in the RMC Office for Greenville in Plat Book 8-5 at page 15; and having, according to the recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Fredericksburg Drive, joint front corner of Lots 142 and 143, and running thence N. 2-31 E. 142.4 feet to an iron pin; thence S. 84-57 E. 69.0 feet to an iron pin; thence continuing across the rear of the lot S. 79-47 E. 29.74 feet to an iron pin; thence turning and running along the joint line of Lots 142 and 141, S. 13-01 W. 140.5 feet to an iron pin on Fredericksburg Drive; thence running along said Drive as follows: N. 76-53 W. 15.0 feet to an iron pin, and N. 87-08 W. 58.0 feet to an iron pin, being the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of American Service Corporation, to be recorded of even date herewith.



which has the address of 103 Fredericksburg Drive, Simpsonville, South Carolina 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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