

AUG 14 4 04 PM '81

BOOK 1549 PAGE 941

DONNIE S. TANNERSLEY  
R.M.C.

## MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1981, between the Mortgagor, s., Charles Arthur Fleming and Richelle L. Fleming, (herein "Borrower"), and the Mortgagee, American Service Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 1268, Greenville, S. C. 29602 (herein "Lender").

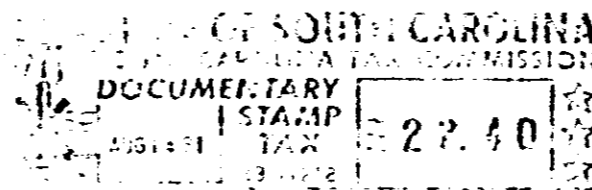
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-six Thousand (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 lot of land situate on the northern side of Manassas Drive in the County of Greenville, State of South Carolina, with improvements thereon, shown as Lot No. 171 on Plat of Powderhorn Subdivision, Section Three dated February 19, 1979 prepared by C. O. Riddle, recorded in Plat Book 7C at page 4 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Manassas Drive at the joint corner of Lot 170 and 171 and running thence with Lots 170 and 169 N 22-01-30 W 155 feet to an iron pin; thence S 67-58-30 W 80 feet to an iron pin at the joint rear corner of Lot 171 and Lot 172; thence with Lot 172 S 22-01-30 E 155 feet to an iron pin on Manassas Drive; thence with said Drive N 67-58-30 E 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of American Service Corporation of South Carolina, to be recorded herewith.



which has the address of 217 Manassas Drive, Simpsonville, South Carolina 29681 (herein "Property Address");  
(Street) (City)  
(State and Zip Code)

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.