

FILED
CO. S. C.

MORTGAGE

SEP 24 4 36 PM '81

THIS MORTGAGE made this 24th day of September, 1981, between the Mortgagor, Kenneth A. Tracy and Virginia T. Tracy (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").

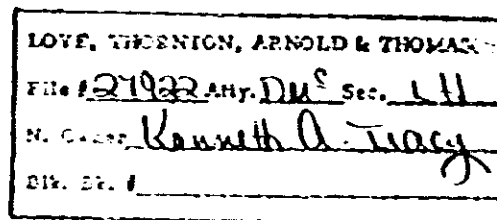
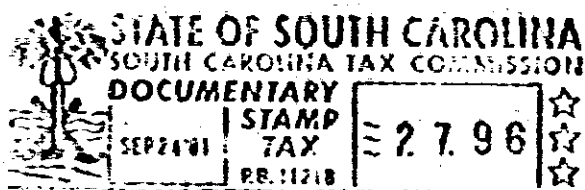
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Nine Thousand Eight Hundred Twenty Five & No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 southern side of Fredericksburg Drive in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown as Lot No. 127 on a plat of Powderhorn Subdivision, Section 3, dated February 19, 1979 prepared by C. O. Riddle, recorded in Plat Book 7-C at Page 4 in the RMC Office of Greenville County and having according to said plat, 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 Lot 127 and Lot 128 and running thence with Lot 128 S 18-27 E 168.2 feet to an iron pin at the joint rear corner of Lot 127 and Lot 128; thence S 67-08 W 65 feet to an iron pin at the joint rear corner of Lot 126 and Lot 127; thence with Lot 126 N 29-56 W 167.95 feet to an iron pin on Fredericksburg Drive; thence with said drive N 58-26 E 30 feet to and iron pin; thence still with said drive N 70-04 E 69 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of American Service Corporation, dated and recorded of even date herewith.



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which has the address of 206 Fredericksburg Drive, Simpsonville, South Carolina (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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