

MORTGAGE

FILED
S. C. BOOKS 1555 PAGE 29

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DONE AT ANKERSLEY

THIS MORTGAGE is made this 9th day of October 1981 between the Mortgagor, Ronald V. Szumilas and Kathleen M. Szumilas (herein "Borrower"), and the Mortgagee, American Service Corporation of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 1268, Greenville, South Carolina 29602 (herein "Lender").

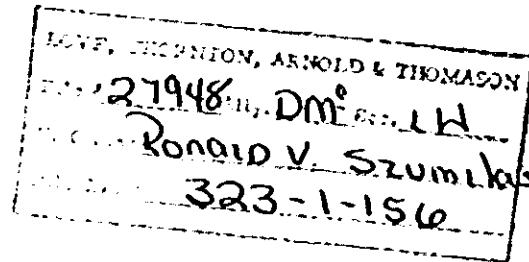
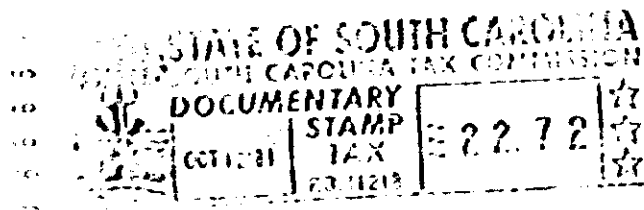
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Six Thousand Eight Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 westerly side of Manassas Court in the County of Greenville, State of South Carolina, being shown as Lot No. 169 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 for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Manassas Court at the joint front corner of Lot 168 and Lot 169 and running thence with Lot 168 N 43-02 W 110.95 feet to an iron pin at the joint rear corner of Lot 168 and Lot 169; thence S 67-01 W 30.87 feet to an iron pin; thence S 33-17 W 73 to an iron pin; thence S 6-31 E 61.05 feet to an iron pin; thence S 22-01-30 E 23.28 feet to an iron pin at the joint rear corner of Lot 169 and Lot 170; thence with Lot 170 N 76-58 E 116.99 feet to an iron pin on Manassas Court; thence with said Court N 16-58 E 50 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 of even date herewith.



which has the address of 104 Manassas Court 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 seized 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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