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MORTGAGE

THIS MORTGAGE is made this 1st day of December, 1981, between the Mortgagor, Thomas M. Beale (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 Four Thousand Three Hundred Fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 December 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 southwestern side of Powderhorn Road in the City of Simpsonville, County of Greenville, State of South Carolina, the same being shown as Lot 306 on plat of Powderhorn Subdivision, Map 1, Section 4, dated August 29, 1981 prepared by C. O. Riddle, Surveyor, recorded in Plat Book 8-P at Page 22 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 southwestern side of Powderhorn Road at the joint front corner of Lots 305 and Lot 306 and running thence with Lot 305 S 30-46 W 140 feet to an iron pin at the joint rear corner of Lot 305 and Lot 306; thence N 59-14 W 74.77 feet to an iron pin at the joint rear corner of Lot 306 and Lot 307; thence with Lot 307 N 26-33-22 W 139.05 feet to an iron pin on Powderhorn Road; thence with said Road S 61-20-19 E 36 feet to an iron pin; thence still with said Road S 59-14 E 49 feet to the point of beginning.

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

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC-281
\$ 17.76
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC-281
\$ 0.00

LOVE, THORNTON, ARNOLD & THOMASON
File # 27981 Att. DM Rec. 11
H. Owner Thomas M. Beale
Blk. Ex. #

which has the address of 802 Powderhorn Road Simpsonville,
[Street] [City]
S.C. 29681
[State and Zip Code] (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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