

MORTGAGE

1560 313

FILED
GREENVILLE S.C.

THIS MORTGAGE made this 22 day of DECEMBER 1981, between the Mortgagor, ROBERT E. GAHAGAN, (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION OF S.C., a corporation organized and existing under the laws of South Carolina, whose address is PO Box 1268, Greenville, S.C. 29602 (herein "Lender").

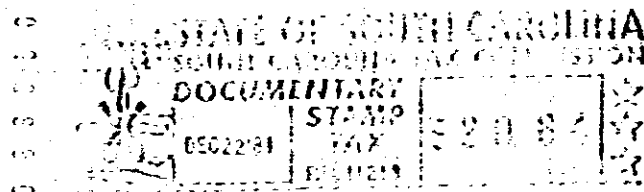
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY ONE THOUSAND FIVE HUNDRED FIFTY (\$51,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 23 of TWELVE OAKS HORIZONTAL PROPERTY REGIME, the Master Deed for which is recorded in the RMC Office of Greenville County in Deed book 1146 page 244 through 303 inclusive.

This is the same property conveyed to mortgagor by American Service Corporation of S.C. by deed dated Dec. 22, 1981 to be recorded herewith.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .028% of the original amount of the loan for 95% loans and .022% of the original amount of the loan on 90% loans. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it."



which has the address of 23 Twelve Oaks Terrace, Greenville, S.C. 29615 (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.

AND 13981801

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