

U.S. V. ... 1:31 PM '82

SONN... AMERSLEY

# MORTGAGE

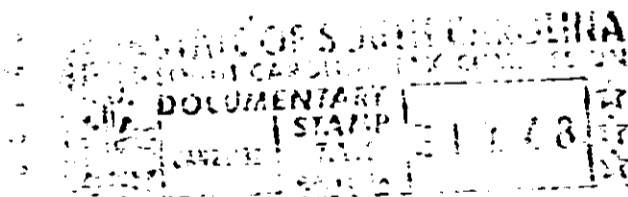
THIS MORTGAGE is made this 21st day of January, 1982, between the Mortgagor, James F. Ellery and Edith Ellery (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION OF SC, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 E. Washington Street, Greenville, SC (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three thousand six hundred seventy-five and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 21, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2012

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 Number 1901 of SUMMER WOODS HORIZONTAL PROPERTY REGIME as is more fully described in MASTER DEED dated September 16, 1981 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1155 at pages 564 through 634, inclusive, CORRECTION TO MASTER DEED recorded in Deed Book 1156 at page 454, and survey and plot plan recorded in the RMC Office for Greenville County in Plat Book 8P at page 34.

DERIVATION: Deed of American Service Corporation dated January 21, 1982 and recorded January 21, 1982 in Deed Book 1161 at page 324.



which has the address of Unit 1901, Summer Woods Condominiums, Mauldin, SC, (Street) (City) (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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