

FILED
GREENVILLE CO S.C.

MORTGAGE

BOOK 1604 PAGE 126

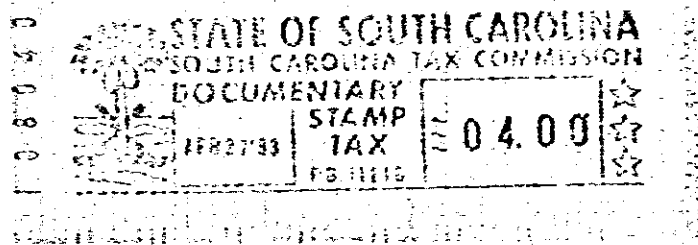
APR 28 10 35 AM '83
THIS MORTGAGE is made this 26th day of April 1983 between the Mortgagor, Jimmie D. Geyer and Eleanor J. Geyer, (herein "Borrower"), and the Mortgagee, American Service Corporation, a corporation organized and existing under the laws of South Carolina, whose address is (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1988.

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 those lots of land situate, lying and being in Greenville County, South Carolina, and shown as Lots 56 and 61 on a plat of Quail Run Subdivision, dated November 20, 1980 and revised July 20, 1981, as prepared by Freeland and Associates, Surveyors, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 21, reference being craved hereto to said plat for a metes and bounds description of Lots 56 and 61.

This is that property conveyed to Mortgagor by deed of American Service Corporation dated and filed concurrently herewith.



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which has the address of Lots 56 and 61, Quail Run, Fountain Inn, S.C. 29644 (herein "Property Address");

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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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