

GREENVILLE
AUG 21 3 47 PM '83

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MORTGAGE

THIS MORTGAGE is made this 24th day of August 1983, between the Mortgagor, Virginia L. Crist (herein "Borrower"), and the Mortgagee, AMERICAN SERVICE CORPORATION OF S.C., a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated [redacted] herein "Note" 1, providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013.

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" 1, 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. 4 of Twelve Oaks Horizontal Property Regime, the Master Deed for which is recorded in the R.M.C. Office for Greenville County in Deed Book 1146, Pages 244 through 303, inclusive.

This is the same property conveyed to the mortgagor by deed of American Service Corporation of S.C. recorded simultaneously herewith.

which has the address of 4 Twelve Oaks Condominiums Greenville South Carolina 29615 (herein "Property Address" 1, Estate and Zip Code)

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, shall be deemed to be and shall constitute a part of the property covered by this Mortgage, and all of the foregoing, together with any property or the land, or interest in the Mortgage, as on a leasehold, are hereinafter referred to as the Property.

Borrower covenants that Borrower shall not, and shall not permit any person to, do any act which would constitute a breach of the Property, and that Borrower shall not, and shall not permit any person to, do any act which would constitute a breach of the Property, and that Borrower shall not, and shall not permit any person to, do any act which would constitute a breach of the Property.

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