

FILED
GREENVILLE
SEP 21 4 02 PM '83
CORNER

MORTGAGE

BOOK 1628 PAGE 924

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THIS MORTGAGE is made this 21ST day of September, 1983, between the Mortgagor, DAVID N. DAVIDSON and PIPER E. DAVIDSON (herein "Borrower"), and the Mortgagee, American Service Corporation of South Carolina, 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 Sixty-Seven Thousand Four Hundred & No/100 (\$67,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 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 October 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"), 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 lot of land, together with all improvements thereon, situate, lying and being on the Eastern side of Rapidan Court, in the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot No. 299 as shown on plat of Powderhorn, Map I, Section 4, dated June 29, 1981, prepared by C. O. Riddle, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8P, at Page 22, and having, according to said plat, the following metes and bounds;

BEGINNING at an iron pin on the Southeastern side of Rapidan Court, at the joint front corner of Lots Nos. 300 and 299, and running thence with Rapidan Court, the chord of which is N. 0-51-45 E. 79.52 feet to an iron pin; thence continuing with Rapidan Court, the chord of which is N. 31-06-13 W. 35.36 feet to an iron pin; thence continuing with Rapidan Court, the following courses and distances: N. 10-23-56 W. 3.67 feet to an iron pin; thence N. 32-05-18 E. 36.87 feet to an iron pin on the Southern side of Powderhorn Road; thence with the Southern side of Powderhorn Road, N. 71-17-20 E. 24.05 feet to an iron pin at the joint front corner of Lots Nos. 299 and 298; thence with the line of Lot No. 298, and continuing with the line of Lot No. 297, S. 39-05-15 E. 225.68 feet to an iron pin in the line of Duke Power Co. Easement; thence with the line of said easement S. 49-08-44 W. 42.25 feet to an iron pin in the line of property now or formerly of Land Fund Ltd.; thence with the line of property now or formerly of Land Fund Ltd., the following courses and distances: N. 57-53 W. 24.78 feet to an iron pin; thence S. 7-07 W. 100.81 feet to an iron pin at the joint rear corner of Lots Nos. 299 and 300; thence with the line of Lot. No. 300, N. 36-28 W. 170.76 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of American Service Corporation of South Carolina, dated September 21, 1983, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1196, at Page 803, on September 21, 1983.

which has the address of Lot 299, Rapidan Court Simpsonville (Street)
S. C. 29681 (herein "Property Address"); (State 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 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 seized 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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