

MORTGAGE

BOOK 1530 PAGE 313

BOOK 86 PAGE 690

FILED GREENVILLE CO. S. C.

THIS MORTGAGE made this 22 day of DECEMBER 1981 between the Mortgagor, ROBERT E. CAHAGAN (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."

Cancelled
Donnie S. Lankford
SINC

4195

Kim Varnhagen, 12 E. North St., Greenville, SC 29601

PAID AND SATISFIED IN FULL
THIS 26th DAY OF July 1984
AMERICAN FEDERAL BANK, F.S.B.
MEMBER AMERICAN FEDERAL RESERVE AND EQUAL OPPORTUNITY LENDER
J. J. [Signature]
Formerly Fidelity Federal

RECORDED
INDEXED
AUG 7 1984

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AUG 7 1984

CREATED
AUG 7 9 19 AM '84
DONNIE S. LANKFORD

