

RECORDING COMMISSION
STAMP
DEC 23 1982
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MORTGAGE

PM '82
600 1530 PAGE 57
DONN BERSLEY
Amount financed:
\$172,000.00

THIS MORTGAGE is made this Twenty Third (23rd) day of December 1982, between the Mortgagor, Dallah A. and Ann Forrest, Individually, and Dallah A. Forrest as President of Golden Strip Motors, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Two Hundred Two Thousand, Six Hundred Sixty and 92/100 (\$202,660.92) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 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, 1985.

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 piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin and having the following metes and bounds as shown on a plat of said property prepared by Charles F. Webb, RLS, dated September, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7R, Page 4, to wit:

BEGINNING at an iron pin on the eastern side of U. S. Highway 276 (Laurens Road) at the corner of a 20 foot road and running thence along the line of said road, N 88-00 E 393.2 feet to an iron pin at the line of the right of way of the C. & WC Railroad; thence along the right of way of said railroad, N 18-45 W 381.0 feet to an iron pin; thence S 72-10 W 299.6 feet to an iron pin on the eastern side of U. S. Hwy. 276; thence along the line of said Highway, S 3-02 E 284.1 feet to an iron pin, the point of beginning. Being the same property conveyed to Dallah A. Forrest by deed of Luke A. Forrester recorded 8-16-73 in Deed Book 981, Page 754.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, located near Paris Mountain and shown as a tract containing 103.221 acres on a plat entitled "Property of Golden Strip Motors, Inc.", prepared by Webb Surveying & Mapping Co., dated September, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-0, Page 26 and having, according to said plat, the following metes and bounds, to wit: BEGINNING on the western side of the tract at a spike in the center of a road, being the intersection of Pilot Road and Club View Drive as follows: S 85-46 E 473.44 feet to an iron pin; thence N 41-27 E 902.68 feet to an iron pin; thence along property of Stephenson as follows: N 17-10 E 444.24 feet to an iron pin; thence turning and running S 77-07 E 270.05 feet to an iron pin; thence turning and running N 35-53 E 155.25 feet to an iron pin; thence turning and running and still along property of Stephenson, S 70-22 E 351.43 feet to an iron pin at an old oak tree; thence S 34-07 E 200.0 feet to an iron pin; thence S 11-38 W 647.80 feet to an iron pin; thence turning and running S 57-52 E 949.3 feet to a spike in the center of Patrol Club Road; thence along the center of Patrol Club Road as follows: S 35-17 W 217.65 feet to a spike; thence leaving the center of said road and running in a southwesterly direction S 76-37 W 119.6 feet to an iron pin; thence turning and running S 14-10 E 68.7 feet to an iron pin at the edge of Patrol Club Road; thence running along Patrol Club Road, S 13-17 W 211.26 feet to an iron pin in said Patrol Club Road; thence along the center of said Patrol Club Road, S 12-23 E 584.07 feet to a spike in the center of said Road; thence turning and leaving the center of said Road and running along Property of Brown, (CONTINUED ON EXHIBIT "A" ATTACHED)
602 North Main Street, Mauldin, SC 2966
which has the address of _____ (Street) _____ (City)

..... (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 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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