



Documentary Stamps are figured on the amount financed: \$15,062.04

BOOK 1590 PAGE 908

MORTGAGE

THIS MORTGAGE is made this 9TH day of DECEMBER 1982 between the Mortgagor, LAWRENCE FORGANG AND HARRIET P. FORGANG (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND, NINE HUNDRED, FORTY AND 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 7, 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 DECEMBER 15, 1992.

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, with the buildings and improvements thereon, lying and being on the northwesterly side of Chippendale Drive, near the City of Greenville, S.C., being known and designated as Lot No. 64 on plat entitled "Final Plat Revised, Map No. 1, Foxcroft, Section II," as recorded in the RMC Office for Greenville County, S.C. in Plat Book 4N, pages 36 and 37, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of Chippendale Drive said pin being the joint front corner of Lots 63 and 64 and running thence with the common line of said lots N62-11 W 173.6 feet to an iron pin, the joint rear corner of Lots 63 and 64; thence S 45-21 W 149.3 feet to an iron pin, the joint rear corner of Lots 64 and 66; thence S 53-22 E 88.6 feet to an iron pin, the joint rear corner of Lots 64 and 65; thence with the common line of said lots S 83-31 E 160 feet to an iron pin on the northwesterly side of Chippendale Drive and thence with the northwesterly side of Chippendale Drive N11-57 E 50 feet to an iron pin; thence continuing with said Drive N 22-56 E 50 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Cothran & Darby Builders, Inc., to Lawrence and Harriet P. Forgang, dated 6-22-73, recorded 6-22-73 in Deed Volume 977, at Page 458, in the R.M.C. Office for Greenville County, South Carolina.

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which has the address of 8 CHIPPENDALE DRIVE, GREENVILLE (Street) (City) SC 29615 (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.

