

# MORTGAGE

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THIS MORTGAGE is made this 22nd day of October 1984, between the Mortgagor, Wayne Allen Forrester (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 Thirty Four Thousand Six Hundred Nine & 08/100 (\$34,609.08) Dollars, which indebtedness is evidenced by Borrower's note dated Oct. 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on:

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:

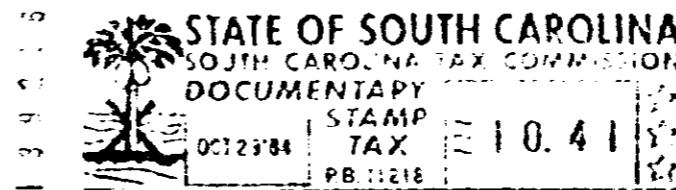
ALL that certain piece, parcel or tract of land situate, lying and being in the State and County aforesaid, Oneal Township, lying on the west side of Gap Creek Road, and having the following metes and bounds, to-wit:

BEGINNING on a point in the center of the Gap Creek Road, and runs thence with Columbus Goodlett's line, S. 36-21 W. 131 feet to an iron pin near pasture gap; thence S. 84-20 W. 571 feet to an iron pin; thence S. 19-30 W. 374.9 feet, more or less, to an iron pin on branch; thence up the said branch N. 85-55 E. 228 feet to an iron pin, Malcolm Mason's corner; thence S. 50-30 E. 508 feet to an iron pin, Malcolm Mason's corner; thence with the lines of Hattie Hammond tract, N. 80-30 E. 190 feet to a point in road that leads to house of Hattie Hammond; thence with the said road Due East 200 feet to a bend; thence N. 80-30 E. 100 feet to a bend; thence N. 72-53 E. 298 feet to a point in the center of the said Gap Creek Road at the point where another road crosses said Gap Creek Road; thence with the Gap Creek Road to the beginning corner, containing 16 acres, more or less.

LESS 9.7 acres conveyed to Malcolm A. Mason and Myra C. Mason by deed dated May 19, 1958, recorded in the RMC Office for Greenville County in Deed Book 606 at page 478.

This property is subject to all restrictions, easements, rights of way, roadways and zoning ordinances affecting the above described property.

This is that same property conveyed to Mortgagor by deeds of Jeanette H. Forrester, recorded in the RMC Office for Greenville County in Deed Book 1219 at page 677, dated 8-20-84 and Deed Book 1224 at page 424, dated 10-18-84.



which has the address of Route 3, Highway 101, Greer, S. C. 29651 (herein "Property Address");

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.

SOUTH CAROLINA 11-13-79 6-75 FOMA FHLMC UNIFORM INSTRUMENT

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