

RECORDED  
 301 COLLEGE ST. S. C.  
 10 28 AM '80

**MORTGAGE**

THIS MORTGAGE is made this 19th day of December, 1980, between the Mortgagor, Robert Forrest and Beryl Johanna Forrest (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY FIVE THOUSAND SIX HUNDRED DOLLARS AND NO/100----- Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1980, (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, 2008.....;

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 lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 26 on a plat of Devenger Place, Section 7, recorded in the RMC Office of Greenville County in Plat Book 5P at Page 3, and according to a more recent survey prepared by Freeland & Associates, dated December 18, 1980, entitled "Property of Robert Forrest and Beryl Johanna Forrest", having the following metes and bounds, to-wit:

BEGINNING at an iron pin, said point being the joint front corner of Lots 26 and 25 of said plat, said point also being on the Northern side of Richfield Terrace, also being located 601.9 feet more or less west of the intersection with Hudson Farm Road; thence proceeding along Richfield Terrace N. 85-59 W. 50.0 feet to a point; thence proceeding N. 78-47 W. 50.0 feet to an iron pin; thence turning and running N. 17-47 E. 138.9 feet to an iron pin; thence turning and running N. 86-11 E. 75.5 feet to an iron pin; thence turning and running S. 7-07 W. 151.7 feet to the point and place of BEGINNING.

Being the same property conveyed to the Mortgagors herein by deed recorded of even date herewith.

which has the address of 114 Richfield Terrace Greenville  
(Street) (City)  
South Carolina (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.