

FILED  
GREENVILLE S.C.  
APR 21 4 42 PM '83  
JOHN S.

# MORTGAGE

THIS MORTGAGE is made this 21<sup>st</sup> day of April  
1983, between the Mortgagor, Evelyn T. Forest  
(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 Seventy Thousand and  
00/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated April, 1983 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998

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 in Austin Township,  
Greenville County, State of South Carolina containing 22.00 acres  
more or less, and being shown on a plat of property of M. G. Verdin,  
recorded in the R.M.C. Office for Greenville County in Plat Book  
"0" at page 189, and being identified on said Plat as "Tract No.  
2 of Green Estate", and being more fully described and delineated  
on a Plat prepared for Evelyn T. Forest by Clifford C. Jones, R.L.S.,  
dated April 14, 1983 and recorded in the R.M.C. Office for Green-  
ville County in Plat Book Q-R at page 2; said tract begin-  
ning at an iron located on the southern side of S.C. Hwy. 296 at  
the intersection of Adams Mill Road and Scuffletown Road; thence  
turning and running S 53° 20' E along Scuffletown Road for a dis-  
tance of 84.0 feet to an iron pin; thence turning and running  
S 47° 00' E along said Scuffletown Road for a distance of 1399.0  
feet to an iron pin; thence turning and running S 61° 00' W for  
a distance of 1072.0 feet to an iron pin; thence turning and  
running S 86° 30' W for a distance of 326.0 feet to an iron pin;  
thence turning and running N 10° 00' E along Adams Mill Road for  
a distance of 902.0 feet to an iron pin; thence turning and running  
N 6° 15' E along said Adams Mill Road for a distance of 327.0 feet  
to an iron pin; thence turning and running N 2° 15' W along said  
Adams Mill Road for a distance of 321.0 feet to the point of  
commencement.

This being the identical property conveyed unto the Mortgagor  
herein by Deed of M. G. Verdin dated August 20, 1959, and re-  
corded in the R.M.C. Office for Greenville County in Deed Book  
632 at page 249.

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STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
TAX  
28.00

which has the address of Route 5, Box 477 Simpsonville  
(Street) (City)  
South Carolina 29681 (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 improve-  
ments 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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