

FILED
GREENVILLE

BOOK 1310 PAGE 705

JUN 8 10 14 AM '83

JOHNIE ... BY **MORTGAGE**

THIS MORTGAGE is made this 8th day of June 19 83, between the Mortgagor, Stephen C. Forrester and Debra S. Forrester

_____ (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Seven Hundred Eighty-Four and 36/100 (\$17,784.36) dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~xxx~~ according to terms therein contained.

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 6 on plat of Edwards Forest, Section 2, recorded in Plat Book RR at page 20 in the R.M.C. Office for Greenville County, and having the following metes and bounds:

BEGINNING At an iron pin at the joint front corner of lots 6 and 5 on the southeastern side of Bridgewood Avenue, and running thence with line of Lot 5, N. 56-22 E. 200 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence S. 33-38 E. 100 feet to the joint rear corner of Lots 6 and 7; thence with the line of Lot 7, S. 56-22 W. 200 feet to an iron pin on the southeastern side of Bridgewood Avenue; thence with the southeastern side of said Avenue, N. 33-38 W. 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Hilda W. Glover, recorded on April 4, 1973, in the R.M.C. Office for Greenville County in Deed Book 971, Page 554.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FAX
JUN-83 07.12
PS 1123

which has the address of 20 Bridgewood Avenue Taylors
(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.

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