

FILED
GREENVILLE, S.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of December 1983 between the Mortgagor, James Robert McAllister and Debra Jones McAllister R.M.C. (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").

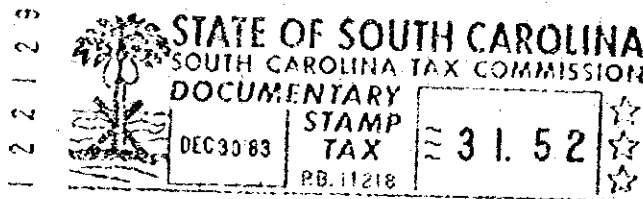
WHEREAS, Borrower is indebted to Lender in the principal sum of \$78,800.00 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2014;

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 located in the County of Greenville, State of South Carolina, lying on the eastern side of Royal Oak Road and being known as Lot number 183 of Forrester Woods Subdivision. Section 4, a plat of which is recorded in the RMC Office of Greenville County in Plat Book 4-R at Page 68 and having, according to a more recent plat entitled "Property of James Robert McAllister and Debra Jones McAllister" by Freeland and Associates, dated December 23, 1983, the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Royal Oak Road at the joint front corner of Lots 183 and 184 and running thence with the line of Lot 184 S. 62-53 E. 185.2 feet to an iron pin in the rear corner of Lots 183 and 187; thence with the line of Lot 187 S. 28-07 W. 75 feet to an iron pin in the joint rear corner of Lot 183 and Collins; thence with the line of Collins N. 74-57 W. 40 feet to an old stone; thence N. 78-47 W. 150 feet to an iron pin on the eastern side of Royal Oak Road; thence with the eastern side of Royal Oak Road N. 21-30 E. 65 feet to an iron pin; thence continuing with the eastern side of Royal Oak Road N. 32-45 E. 60 feet to an iron pin, the point of BEGINNING.

This being the same property conveyed to Mortgagors herein by Deed of Lennie L. Anderson and Georgia Ann D. Anderson said Deed being dated December 30, 1983 and recorded in the RMC office of Greenville County in Deed book 1203 at page 542.



which has the address of 106 Royal Oak Road, Route 10, Greenville, South Carolina 29607 (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 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.

LEATHERWOOD, WALKER, TODD & BARR

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