

FILED **MORTGAGE**
GREENVILLE, S.C.

Documentary Stamps are figured on
the amount financed: \$ 9,829.96

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JUL 9 10 49 AM '84
THIS MORTGAGE is made this 12th day of June
19 84, between the Mortgagee, Jerry E. and Debra B. Foster
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 nine thousand eight hundred
twenty nine and 96/100 Dollars, which indebtedness is evidenced by Borrower's note
dated June 12, 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 July 1, 1994

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, and being known and designated as Lot No. 2 of Brookgreen Sub-
division, according to a plat recorded in the R.M.C. Office for Greenville County in Plat
Book MM at Page 141, and having, according to a more recent plat entitled "Property of
Jerry E. Foster" by Freeland and Associates, said plat being dated May 7, 1979, the
following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lot No. 2 and Lot No. 3 and on the
Western edge of Dell Circle, and running thence with the line of Lot No. 3, S. 71-48 W.
110 feet to an iron pin in the joint rear corner of Lot No. 2 and Lot No. 1; thence with
the line of Lot No. 1, N. 15-37 W. 184.7 feet to an iron pin on the Southern side of
Tigerville Road; thence with Tigerville Road, N. 89-59 E. 117.6 feet to an iron pin
located at the southwestern intersection of Tigerville Road and Dell Circle; thence with
the interseciton of Dell Circle and Tigerville Road, the chord of which is S. 44-23 E.
42.2 feet to an rion pin on ghe Western edge of Dell Circle; thence with Dell Circle,
S. 2-35 E. 116 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Roy Winfred Wood to Jerry E. Foster
dated May 10, 1979 and recorded May 11, 1979 in deed Volume 1102 at Page 322 in the
RMC Office for Greenville County, South Carolina.

which has the address of Route 1, Tigerville Road, Travelers Rest
SC 29690 (Street) (City)
..... (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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