



MORTGAGE

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Documentary Stamps are figured on the amount financed: \$10,008.04.

THIS MORTGAGE is made this 25th day of November 1983 between the Mortgagor, Marianne Forman (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 fifteen thousand - eighty four and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 25, 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 December 9, 1988

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 on the Southern side of Altacrest Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 63 as shown on a plat entitled "Lot No. 63, Brook Forest", prepared by Campbell & Clarkson, R.L.S., dated October 17, 1967, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XXX at Page 5, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Southern side of Altacrest Drive at the joint front corner of Lots Nos. 62 and 63 and running thence with the line of Lot No. 62, S. 22-05 E. 139.5 feet to an iron pin; thence N. 88-47 E. 75 feet to an iron pin; thence N. 21-19 W. 145.2 feet to an iron pin on the Southern side of Altacrest Drive; thence with the Southern side of Altacrest Drive, S. 84-09 W. 75 feet to the point of beginning.

This is that same property conveyed by deed of Royce J. Carter and Evalyn A. Carter to Marianne D. Forman, dated April 29, 1977, recorded April 29, 1977, in volume 1055 at page 730 of the RMC Office for Greenville County, South Carolina.

which has the address of 17 Altacrest Drive, Greenville, SC 29605 (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 seized 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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