

1984
CONTRACT

RECORDS

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MORTGAGE

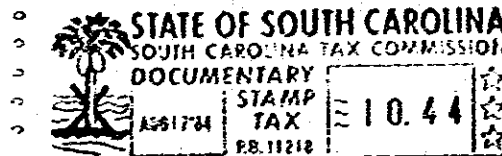
THIS MORTGAGE ("Security Instrument") is given on August 13, 1984. The mortgagor is A. Fred Forister and Patricia D. Forister ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of Thirty-Four Thousand Eight Hundred and No/100ths Dollars (U.S. \$34,800.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on September 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 118 on plat of Plat No. 3, Property of Overbrook Land Co., recorded in the RMC Office for Greenville County, S.C., in Plat Book EE at page 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Woodville Avenue, joint front corner of lots 118 and 117, and running thence N. 52-53 E., 60 feet to an iron pin at the joint corner of lots 118 and 119; thence turning and running along the common line of lots 118 and 119, S. 47-49 E., 168 feet to a point; thence turning and running S. 8-06 W., 97.4 feet to a point; thence turning and running N. 89-16 W., 50 feet to a point; thence turning and running along the common line of lots 118 and 117, N. 32-12 W., 204 feet to the point of beginning.

This being the same property conveyed to A. Fred Forister by deed of John B. Wall and Anna Ruth A. Wall dated July 20, 1961, and recorded in the RMC Office for Greenville County in Deed Book 678 at page 435 on July 25, 1961.

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which has the address of 112 Woodville Avenue, Greenville, South Carolina 29607 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

RECORDS