

MORTGAGE

VOL 1647 PAGE 505
Documentary Stamps are figured on
the amount financed: \$ 20,062.04

THIS MORTGAGE is made this 16 day of January 1984, between the Mortgagor, Alan C. Forsyth and Ella G. Forsyth (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 Twenty Seven Thousand Nine Hundred Sixty Five and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 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 January 15, 1984

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, situate, lying and being at the easterly intersection of Ladbroke Road and Charcross Couty, being shown and designated as Lot 369 on a plat of Del Norte Estates, Section III, Sheet I, as recorded in the RMC Office for Greenville County in Plat Book 4-N, at page 14 and 15, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeasterly side of Ladbroke Road, said pin being the joint-front corner of Lots 368 and 369, and running thence with the common line of said Lots, S 52-16 E, 123.8 feet to an iron pin, joint rear corner of Lots 369 and 370, thence with the common line of said Lots, S. 44-45 W, 135 feet to an iron pin on the northeasterly side of Charcross Court; thence with said Court, N. 45-15 W, 95 feet to an iron pin; thence N 00-52 W, 35.75 feet to an iron pin on the southeasterly side of Ladbroke Road; thence with said Road, N. 43-30 E. 95 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any affecting the above property.

This is the same property conveyed by deed of American Mortgage Insurance Company to Alan C. and Ella G. Forsyth dated 5-26-77, recorded 6027077 in Deed Volume 1059 at page 338 in the RMC Office for Greenville County, South Carolina.

which has the address of 200 Ladbroke Rd Greenville South Carolina 29615 (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.

