

FILED
GREENVILLE CO. S.C.
SEP 19 3 11 PM '78
BONNIE S. TANKERSLEY
R.M.S.

1444 PAGE 730

MORTGAGE

THIS MORTGAGE is made this 19 day of September 1978, between the Mortgagor, AHMAD FAKHR (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND ONE HUNDRED (\$60,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 19, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 1, 2003;

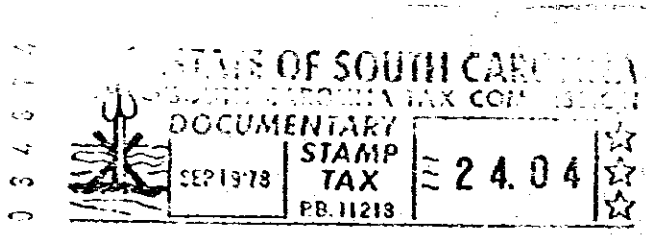
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land in the county of Greenville, state of South Carolina, being known and designated as 30.16 acres on plat of property of Clyde M. & Rajean A. Davis as recorded in plat book 4-L page 9 of the RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a nail & cap in the center of Daventon Road, corner of subject property and property of Walter F. Walden, and running thence with the center of said Road S. 89-04 W. 640 feet to nail & cap; thence continuing with center of said road N. 89-36 W. 200 feet to a nail & cap corner of property of Allen M. Knight; thence with line of said property N. 0-14 E. 892.8 feet to an iron pin; thence turning S. 75-45 W. 575 feet to an iron pin corner of T. E. Whitten, Jr. property; thence with said property N. 15-45 W. 123.1 feet to an iron pin, corner of Robert E. Turner property; thence with said property N. 83-04 E. 120 feet to a stone; thence turning and continuing with Robert E. Turner property N. 3-29 E. 1060 feet to an iron pin; thence turning S. 65-10 E. 628.1 feet to an iron pin, corner of Walter F. Walden property; thence with the line of said property S. 21-54 E. 1808.7 feet to the point of beginning.

This is the same property conveyed to mortgagor by Clyde M. & Rajean A. Davis by deed of even date herewith, to be recorded.

Mortgagee's address: 203 State Park Road
Travelers Rest SC 29690



which has the address of Route # 2, Box 174, Daventon Road, Pelzer, S. C. 29669 (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 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.

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