

P. O. Drawer 408, Greenville, S.C. 29602
GREENVILLE, S.C.

BOOK 1498 PAGE 84

MAR 17 10 22 AM '80
DONN TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of March, 1980, between the Mortgagor, Abolghassem Pezeshki and Mahin Banoo Bayat, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010

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 lying in the State of South Carolina, County of Greenville, shown as Lot 129 on plat of Devenger Place, Section 5, recorded in Plat Book 6 H, at page 73, and having, according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Southern edge of Rosebud Lane at the joint front corner of Lots 128 and 129 and running thence with the line of Lot 128, S. 9-08 E. 150 feet to an iron pin; thence N. 80-52 E. 95 feet to an iron pin at the joint rear corner of Lots 129 and 130; thence with the line of Lot 130, N. 9-08 W. 150 feet to an iron pin on Rosebud Lane; thence with the Southern edge of Rosebud Lane, S. 80-52 W. 95 feet to an iron pin at the point of beginning.

This is the same property conveyed unto the Borrowers herein by deed of The Vista Co., Inc., to be recorded herewith.

which has the address of Lot 129, Rosebud Lane, Route 5, Greer, S. C. 29651
(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.

SOUTH CAROLINA — The Family-SMMA/FHMC UNIFORM INSTRUMENT with amendments adding Part 4.

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