

State of South Carolina

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CO. S. C.  
SEP 27 12 20 PM '82

BOOK 1581 PAGE 554

County of GREENVILLE

DONNIE S. TANKERSLEY  
R.M.C.

Mortgage of Real Estate



THIS MORTGAGE made this 23<sup>rd</sup> day of September, 19 82,  
by Manzoor Ahmad, M.D. and Fasih Q. Zaman, M.D.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1090  
Gaffney, S.C. 29340

WITNESSETH:

Manzoor Ahmad, M.D. and Fasih Q. Zaman, M.D.

THAT WHEREAS, Manzoor Ahmad, M.D. and Fasih Q. Zaman, M.D.  
is indebted to Mortgagee in the maximum principal sum of THIRTY-FIVE THOUSAND AND No/100-----  
Dollars (\$ 35,000.00 ), Which indebtedness is  
evidenced by the Note of Manzoor Ahmad, M.D. and Fasih Q. Zaman, M.D. of even  
date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of \_\_\_\_\_  
which is \_\_\_\_\_ after the date hereof) the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid  
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the  
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,  
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by  
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other  
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all  
indebtedness outstanding at any one time secured hereby not to exceed \$ 35,000.00, plus interest thereon, all  
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,  
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,  
the following described property:

**ALL** that certain piece, parcel or tract of land in Greenville County, State of South  
Carolina, having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of S.C. Highway 418 and  
Fairview Road (S.C. Highway #250) and running thence with the center line of Fairview  
Road, the following metes and bounds, to-wit: S. 9-23 E. 200 feet to a point; thence S.  
15-34 E., 200 feet to a point; thence S. 21-32 E., 200 feet to a point; thence S. 28-51  
E., 200 feet to a point; thence S. 35-08 E. 200 feet to a point; thence S. 41-44 E., 135  
feet to a point; thence leaving said Fairview Road and running thence S. 47-10 W.,  
233.2 feet to an iron pin; thence S. 5-16 E., 152.3 feet to a point; thence S. 4-48 W.,  
200 feet to an iron pin; thence continuing said line 470.3 feet to an iron pin; thence S.  
3-08 E. 364 feet to an iron pin; thence S. 88-22 W., 422 feet to a stake on creek;  
thence with the center line of creek as the line, the meanders of which are as follows:  
S. 32-13 W., 82.3 feet to a point; thence S. 41-53 W., 107.6 feet to a point; thence S. 56-  
21 W., 178.5 feet to a point; thence S. 16-50 W., 122.6 feet to a point; thence leaving  
said creek and running with the line of property of L. R. Richardson, Jr., N. 51-31  
W., 752.6 feet to an old stone; thence S. 67-45 W., 953.3 feet to an old stone; thence S.  
2-55 E. 816.5 feet to a point on creek in line of property of Frank Neves; thence with  
the center line of said creek, the meanders of which are as follows: S. 76-03 W.,  
278.3 feet to a point; thence S. 82-13 W. 209.8 feet to a point; thence N. 68-35 W.,  
279.8 feet to a point; thence S. 48-03 W., 114 feet to a point; thence N. 65-55 W.  
206.2 feet to a point; thence N. 85-32 W. 92.8 feet to a point; thence leaving said  
creek and running along property now or formerly of R. L. Brownless, N. 8-41 E. 2675.9  
feet to an iron pin; thence along property of Ridgeway, N. 82-40 E., 580.9 feet to an  
old stone; thence along property of old school lot N. 30-25 E., 429.5 feet to a point  
in center of S.C. Highway #418, crossing over iron pin 73.7 feet back on line; thence  
along center line of S.C. Highway #418, N. 78-40 E., 1794.6 feet to the beginning  
corner, containing a net area of 162.57 acres, more or less.

LESS HOWEVER, that portion of the above-described tract of land shown on a plat  
entitled "FAIRVIEW WOODS" and recorded in the RMC Office for Greenville County  
in Plat Book 5D at pages 82 and 83. Said portion of property containing 83.09 acres  
more or less according to said plat.

This is the same property conveyed to the mortgagors herein by deed of H. L. Enterprises, (con't)  
TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or  
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the  
same being deemed part of the Property and included in any reference thereto);

(con't)  
Inc., dated May 7, 1979 and recorded in the RMC Office for Greenville County in Deed  
20-028 Book 1103 at page 709.

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