

30-1697-701

State of South Carolina

County of GREENVILLE

Mortgage of Real Estate



GREENVILLE FILED
MAY 24 10 55 AM '83
DONNIE S. R.H.C.

THIS MORTGAGE made this 19th day of May, 1983

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:

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

is indebted to Mortgagee in the maximum principal sum of Ninety-Two Thousand Five Hundred Seventy and 57/100 (\$92,570.57) Dollars (\$ 92,570.57), 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 May 19, 1988 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 \$ 92,570.57 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, Inc, dated May 7, 1979 and recorded in the RMC office for Greenville County in Deed Book 1103 at page 709.

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);

20-028

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY 24 1983
STAMP TAX = 37.04