

FILED  
GREENVILLE

Register of Deeds  
Greenville, South Carolina 29602

BOOK 1627 PAGE 549

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## MORTGAGE

THIS MORTGAGE is made this 19th day of September, 1983, between the Mortgagor, Sultan S. Mustafa and Betty C. Mustafa, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$10,987.12 (Ten Thousand Nine Hundred Eighty Seven and 12/100---) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 1983, (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. 30, 1986.....;

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 in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 1-E of a subdivision known as WOODWIND TOWNHOUSES, Phase II, according to a plat thereon, dated April 2, 1982 prepared by Heaner Engineering Co., Inc. and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-P, at Page 73, reference is hereby craved to said plat for a metes and bounds description thereof.

This being the same property conveyed to the mortgagor by deed of Jackie M. Piner and recorded in the RMC Office for Greenville County on 07/06/83 in Deed Book 1191 at Page 769.

This is a second mortgage and is Junior in Lien to that mortgage assumed by Sultan S. Mustafa and Betty C. Mustafa which mortgage is recorded in RMC Office for Greenville County on 10/01/82 in Book 1582 at Page 164.

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which has the address of 310 Tradd Street Unit 1E, Woodwind Townhouses, Mauldin,  
(Street) (City)  
South Carolina 29662 (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 — 1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

1627-549