

Documentary Stamps are figured on
the amount financed: \$ 3,010.24

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1596 PAGE 709

MAR 4 1 59 PM '83

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this...4th.....day of March.....
1983, between the Mortgagor, **Habib Aghdani and Lisa B. Aghdani**.....
(herein "Borrower"), and the Mortgagee,.....
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION....., a corporation organized and existing
under the laws of **THE UNITED STATES OF AMERICA**....., whose address is **101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA**.....(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Three thousand, Six hundred,....
Forty-six and 50/100**.....Dollars, which indebtedness is evidenced by Borrower's note
dated **March 4, 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 **September 15, 1985**.....

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 tract of land containing 1.5 acres, situate,
lying and being on the western side of Cunningham Road, Greenville County,
South Carolina, being shown and designated on Lot 3A a Plat of Property of
GEORGE E. BALLENGER and ARVENIA M. BALLENGER, prepared by W. R. Williams,
Surveyor, dated August 1978, revised February 24, 1983, to include Lots 3-A
and 3-B, and having, according to said Plat, the following metes and bounds:

BEGINNING at a nail and cap in the center of Cunningham Road and running thence
with the line of Lot 3-A, N 54-51 W, 249.8 feet to an iron pin; thence with the
rear line of Lot 3-A, N 35-48 E, 263 feet to an iron pin; thence S 54-51 E,
249.8 feet to a spike in the center of Cunningham Road; thence with Cunningham
Road, S 35-48 W, 263 feet to a nail and cap, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ronald M.
Ballenger and Mary M. Ballenger, dated and recorded March 4, 1983, in the RMC
Office for Greenville County in Deed Book 1183, at Page 725.

which has the address of.....Cunningham Road.....,.....Travelers Rest.....
[Street] [City]
SC 29690.....(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 improve-
ments 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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4328-RV-21

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