



80-1529-461  
Documentary Stamps are figured on  
the amount financed: \$ 10,101.08

# MORTGAGE

THIS MORTGAGE is made this 24 day of August 1983, between the Mortgagor, Habib Aghdami and Lisa B. Aghdami (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 Thirteen Thousand, Five Hundred and eighty-nine Dollars and 29/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 Oct. 15, 1987

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 as Lot 3-A on 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-A, 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 conveyance is subject to such easements, restrictions, zoning ordinances, or rights-of-way as may appear of record or on the premises.

This is the same property conveyed by George E. Ballenger and Arvenia M. Ballenger to Ronald M. Ballenger and Mary M. Ballenger by deed dated and recorded December 29, 1978, in Deed Book 1094, Page 568, and by deed dated and recorded January 2, 1979, in Deed Book 1094, at Page 700.

Grantees address:  
Route 2,  
Travelers Rest, S.C. 29690

This is the same property conveyed by deed of Ronald M. Ballenger and Mary M. Ballenger, to Habib Aghdami and Lisa B. Aghdami, dated March 4, 1983 and recorded March 4, 1983 in the RMC Office for Greenville County in Volume 1183, at Page 725. Subject to Right of refusal option to purchase by Mr. Ronald M. Ballenger and Mary M. Ballenger.

which has the address of Rt. 2, Cunningham Rd., Travelers Rest, S.C. 29690  
[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.

