



# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 43,196.71

THIS MORTGAGE is made this 10th day of October 1983, between the Mortgagor, Afaf A. Bous and Makram E. Bous (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 Eighty Three Thousand Four Hundred Fourty Eight dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 November 1, 1993.

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 place, parcel or lot of land with the buildings and improvements thereon lying and being at the easterly intersection of Middle Brook Road and Silver Creek Road, near the City of Greenville, S.C. being known and designated as Lot No. 293 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C. in Plat Book 5D, page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Middle Brook Road, said pin being the joint front corner of Lots 293 and 294 and running thence with the southeasterly side of Middle Brook Road S. 40-45-00 W. 124.7 feet to an iron pin at the intersection of Middle Brook Road and Silver Creek Road; thence with said intersection S. 04-15 E. 35.36 feet to an iron pin on the easterly side of Silver Creek Road; thence with the easterly side of Silver Creek Road S. 49-15-00 E. 138.85 feet to an iron pin, the joint front corner of Lots 292 and 293; thence with the common line of said Lots N. 40-45-00 E. 149.52 feet to an iron pin, the joint rear corner of Lots 292 and 293; thence with the common line of Lots 293 and 294 N. 49-11 W. 163.8 feet to an iron pin, the point of beginning.

This conveyance is subject to a five foot drainage and utility easement on sides and across rear lot line and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is that same property conveyed by deed of Cothran & Darby Builders, Inc. to Afaf A. Bous and Makram E. Bous dated June 1, 1976 and recorded June 2, 1976 in Deed Volume 1037 at Page 281 in the RMC Office for Greenville County, SC.

which has the address of 301 Silver Creek Road, Greer, SC 29651 (herein "Property Address");  
[Street] [City] [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.

