

FILED
GREENVILLE CO. S.C.

MAR 16 11 29 AM '84

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of March, 1984, between the Mortgagor, Christine C. Simmons, as Trustee under written Trust Agreement with Mazen Abushanab, dated March 15, 1984 (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").

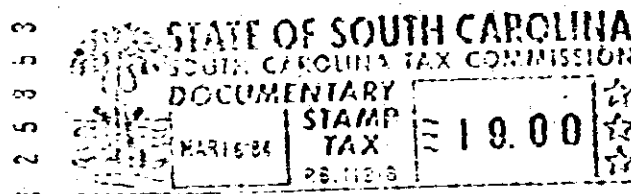
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand Five Hundred and No/100 (\$47,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014.....;

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, with all buildings and improvements, situate, lying and being on the southwestern side of a Frontage Road of U. S. Highway No. 276, in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 59 on a plat of BRENTWOOD, Section I, made by Piedmont Engineers & Architects, dated February 15, 1972, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N, page 62, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the Mortgagor herein by deed of Wesley T. Sauve, dated March 15, 1984, to be recorded simultaneously herewith.

The provisions contained in Paragraph 17 with regard to the transfer of the property and assumption herein set forth shall not apply to a conveyance by the Trustee to Mazan Abushanab, individually as set forth in a certain Trust Agreement between Mazan Abushanab as Grantor and Christine C. Simmons as Trustee of even date herewith, recorded simultaneously.



which has the address of 3412 Frontage Road, Simpsonville, S. C. 29681,
(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.

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