

STATE OF SOUTH CAROLINA
DOCUMENTARY
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RECORDS

Please Mail to: REG. 1484 REG. 539
Donald L. Van Riper
495 Pettigrew St.
Greenville, S.C. 29601

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 15th day of October,
1979, between the Mortgagor, MAKRAM BOUS and AFAF BOUS
, (herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and No/100
(\$42,000.00) Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated October 15, 1979, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on July 1, 1990;

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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated October 15, 1979, (herein "Loan Agreement") as provided in paragraph 24
hereof, and (c) 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 located in Greenville County, South
Carolina, near the intersections of New Highway 14 and Old Highway 14, as shown on a
plat for Makram Bous, prepared by Charles F. Webb, R.L.S., in October of 1978, recorded
in Plat Book 6W-58, said land comprising approximately 2.189 acres, and which has,
according to the said plat, the following metes and bounds, to-wit:

BEGINNING at the northern point of intersection of Highways New 14 and Old 14, running
N. 25-53 W., 161.88 feet along New Highway 14 to an iron pin; thence still along New
Highway 14 N. 32-48 W. 103.79 feet to another iron pin on said highway; thence still
along New Highway 14 N. 37-20 W. 106.32 feet to an iron pin on said highway; thence
still along New Highway 14 N. 43-39 W., 106.85 feet to a spike in the center of Phillips
Road; thence from the said spike, along the center of Phillips Road N. 24-06 E. 96.22 feet
to another spike in the center of Phillips Road; thence N. 26-24 E. 100.0 feet to
another spike in the center of Phillips Road; thence S. 84-03 E. 21.8 feet to an old
iron pin; thence S. 84-03 E. 205.34 feet to an iron pin on the western side of Old
Highway 14; thence along Old Highway 14 S. 4-38 W. 550.4 feet to the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights-
of-way, zoning ordinances and restrictions or protective covenants that may appear of
record, on the recorded plat(s) or on the premises.

Derivation: This is the same property conveyed unto the Mortgagors by Deed of Travis J.
Cash, Jr. and John E. Mickler recorded October 25, 1979, in Deeds Book 1090, at page
509, in the R.M.C. Office for Greenville County, South Carolina.
which has the address of Rt. #2, Intersection of Old Highway 14 and New Highway 14, Greer, S. C.
[Street] [City]
29651 (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 im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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