

# MORTGAGE

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THIS MORTGAGE is made this 27th day of February 1980, between the Mortgagor, Latif A. Mughal and Arminda X. Mughal (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

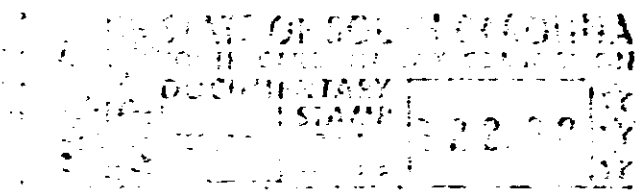
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Seven Thousand One Hundred Fifty and no/100ths (\$57,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.

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 improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 18 on plat of Windsor Oaks, Section 11, as prepared by Kermit T. Gould, Surveyor, and recorded in the RMC Office for Greenville County in Plat Book 7C, Page 13, said property being shown on a more recent plat by Kermit T. Gould, Surveyor, dated February 16, 1980, entitled PROPERTY OF LATIF AND ARMINDA X. MUGHAL, and recorded in Plat Book 7-V, at Page 83, in the R.M.C. Office for Greenville County, S.C., and having, according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Strange Road at the joint front corner of Lots Nos. 18 and 52, thence N. 41-37 W. 41.9 feet to an iron pin, thence N. 44-42 W. 47.0 feet to an iron pin; thence N. 89-20 W. 37.44 feet to an iron pin on the northwestern side of Wiltshire Court, continuing thence S. 42-34 W. 67.75 feet to an iron pin; thence S. 49-32 W. 50.99 feet to a point, the joint back corner of Lot 18 and 38; thence S. 20-10 E. 83.2 feet to an iron pin; thence along the common line of Lots 18 and 52, N. 57-15 E. 180.55 feet to the point of beginning.

This being the same property conveyed unto Latif A. Mughal and Arminda X. Mughal dated and recorded concurrently herewith.



which has the address of Lot 18, Windsor Oaks Greenville, S.C. (herein "Property Address");

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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