

MORTGAGE OF REAL ESTATE -

BOOK 1530 PAGE 821

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
JAN 23 3 05 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, DAVID PAVLUK & SONIA PAVLUK,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOHAMMED NASIM AS TRUSTEE FOR JIMMY C. LANGSTON, WAHA J.D. AHMED, MANZOOR AHMED, FASIH Q. ZAMAN & MOHAMMED NASIM UNDER WRITTEN AGREEMENT DATED APRIL 15, 1974, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of SIX THOUSAND SIX HUNDRED SIXTY-SIX AND 67/100-----

Dollars (\$ 6,666.67) due and payable

\$3,333.33 One year from date hereof, and the balance of \$3,333.34 two years from date hereof, payments applied first to interest and balance to principal

with interest thereon from date at the rate of 10% per centum per annum, to be paid: Annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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 as 1.23 acre tract of land on plat entitled "Property of Louis H. Keeler and Joyce M. Keeler", prepared by C. O. Riddle, dated September 1972, being located on the northwesterly side of Adams Mill Road and having according to said plat the following metes and bounds, to wit:

BEGINNING at a nail and cap in center of Adams Mill Road and running thence along property of Davis N. 44-47 W. 154.95 feet to an iron pin; thence along property of Bannen N. 20-28 E. 275.3 feet to an iron pin; thence S. 44-47 E. 273.5 feet to a nail and cap in center of Adams Mill Road; thence with the center line of Adams Mill Road S. 45-58 W. 250 feet to the beginning.

ALSO: ALL that certain piece, parcel or lot of land adjoining the above described tract and being shown as 1.47 acre tract on the above referred to plat and having according to said plat the following metes and bounds, to wit:

BEGINNING at a nail and cap in center of Adams Mill Road and running thence along the line of the 1.23 acre tract N. 44-47 W. 273.5 feet to an iron pin; thence along property of Bannen N. 20-28 E. 220.45 feet to an iron pin; thence along other property of Keeler S. 44-45 E. 368.4 feet to a nail and cap in center of Adams Mill Road; thence with the center line of Adams Mill Road S. 45-58 W. 200 feet to the beginning corner.

These being same properties conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

JAN 23 1981

Mortgagee Address:
235 Balfer Drive
Greenville, SC 29615

DOCUMENTARY
STAMP

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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