

1035-241

FILED  
GREENVILLE S.C.  
NOV 14 4 46 PM '83  
DONALD W. WATKINS  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 14th day of November 1983, between the Mortgagor, Mohammad R. Aouf (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 Twenty-Four Thousand and No/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 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 December 1, 2013.

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 unit, situate, lying and being in the State of South Carolina, being known and designated as Unit 1-F of Town Park of Greenville, South Carolina, Horizontal Property Regime, as is more fully described in Master Deed dated June 5, 1970 in Deed Book 891 at Page 243, as amended by amendments to Master Deed in Deed Book 920 at Page 305 and 987 at Page 349 and survey and plat plans recorded in Plat Book 4G at Pages 173, 175 and 177.

This being the same property conveyed to the Mortgagor by deed of Mount Paris Realty Corporation dated November 14, 1983 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1200 at Page 445.

STAMP: 09.60

which has the address of 1-F Town Park Condominiums Greenville South Carolina 29615 (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 seized 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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