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GREENVILLE, S.C.

File # 313117
MORTGAGE OF REAL ESTATE - Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S.C.
RONNIE S. TAKERSLEY
R.M.C.

BOOK 1453 PAGE 46
FILE # 71 PAGE 548

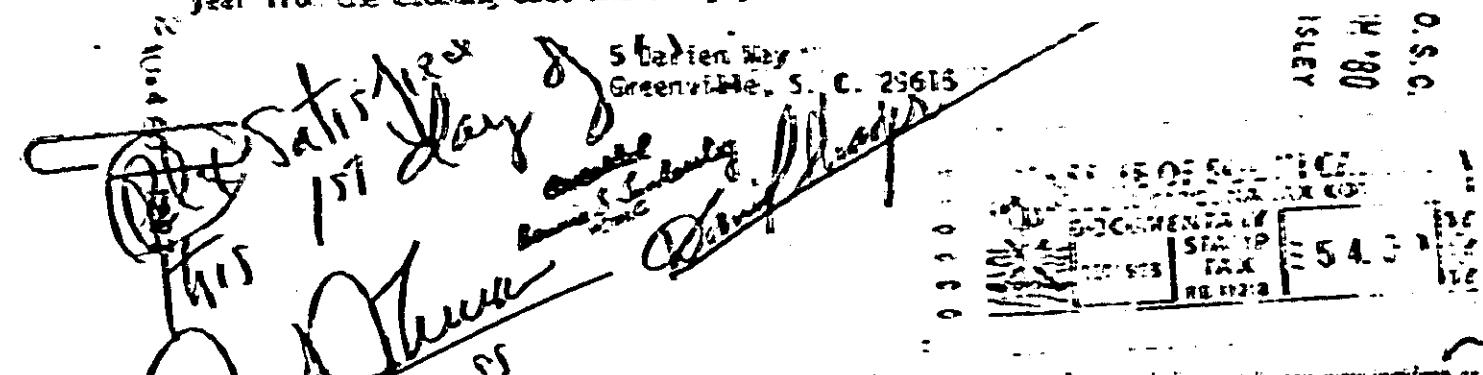
STATE OF SOUTH CAROLINA
C COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, we, AHMAD FAHRI & REZA FAHRI

(hereinafter referred to as Mortgagor) is well and truly indebted unto DANIEL SHAGER

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
ONE HUNDRED THIRTY FIVE THOUSAND ----- Dollars \$ 135,000.00 due and payable
payable in five equal annual payments of \$27,000.00, the first payment being due one
year from the closing date and every year on the anniversary of the closing



I do hereby warrant and represent that I am the sole owner 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgage and all persons whomsoever lawfully claiming the same or any part thereof.

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

The Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgage and all persons whomsoever lawfully claiming the same or any part thereof.

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