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Greenville, S.C.
29602

FILED
GREENVILLE CO. S. C.

BOOK 1375 PAGE 427

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DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: THAT VAN NGUYEN AND HOA THI HOANG

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Eighteen Thousand Five Hundred and No/100 ----- DOLLARS

(\$18,500.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is ten (10) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Greenville, on the north side of Central Avenue, shown as the western half of Lot No. 14 on map of Marshall Estates, recorded in Plat Book H, at page 253, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Central Avenue, joint front corner of Lots Nos. 33 and 14, and running thence with line of Lot No. 33, N.24-20E. 119.3 feet to an iron pin; thence S.86-32E. 26.8 feet to an iron pin in center of rear line of Lot No. 14; thence in a line through the center of Lot No. 14 S.24-20W. 127 feet to an iron pin on the north side of Central Avenue, said pin being in center of front line of Lot No. 14; thence with the north side of Central Avenue N.65-22W. 25 feet to the point of beginning.

ALSO, ALL of that lot of land in the County of Greenville, State of South Carolina, on the north side of Central Avenue, in the City of Greenville, being shown as Lot No. 15 and the eastern half of Lot No. 14 on Map of Marshall Estates, made by Dalton & Neves, Eng., May 1932, and recorded in the R.M.C. Office for Greenville County in Plat Book H, at page 253, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Central Avenue and running thence N.28-05 E. 162.3 feet to an iron pin; thence N.86-32W. 91.5 feet to an iron pin in the center of the rear line of Lot No. 14; thence through the center of Lot 14 S.24-20W. 127 feet to an iron pin in the center of the front line of Lot 14; thence along the north side of Central Avenue S.65-22E.75 feet to the beginning corner.

Deed of Olga L. Hamberis, dated August 13, 1976, recorded in Deed Book 1041 at page 277.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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