

FILED
GREENVILLE CO. S. C.

APR 5 2 41 PM '78

DONNIE S. TANKERSLEY
R.M.C.

First Mortgage on Real Estate

MORTGAGEE: Carolina Federal Savings and Loan Association
Post Office Box 10148
Greenville, South Carolina 29603

BOOK 1428 PAGE 59

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Dat C. Nguyen and Hhu-Y T. Hau

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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-----Thirty Four Thousand Three Hundred and No/100-----

DOLLARS (\$ 34,300.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, April 1, 2008

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northeast corner of McCarter Avenue and Drexel Avenue, near the City of Greenville, in Butler Township, Greenville County, State of South Carolina, being shown as Lot 36 on a plat of Lake Forest Heights, recorded in Plat Book GG, at Page 953, and being more particularly described according to a survey made by J. C. Hill, dated April 16, 1959, and according to said plat being described as follows:

Beginning at an iron pin on the eastern side of Drexel Avenue, front corner of Lot 35, and running thence with the line of said Lot S. 87-16 E. 198.8 feet to an iron pin; thence S. 3-29 W. 144.1 feet to an iron pin on the eastern side of McCarter Avenue; thence with McCarter Avenue S. 87-22 W. 101.6 feet to a point; thence still continuing with said McCarter Avenue, N. 73-20 W. 75 feet to a point at corner of the intersection of McCarter Avenue and Drexel Avenue; thence with the curve of the intersection, the chord of which is N. 35-18 W. 39.5 feet to a point on the eastern side of Drexel Avenue; thence with said Avenue N. 2-44 E. 105 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Jesse Thomas Cox recorded in the RMC Office for Greenville County, South Carolina simultaneously herewith.

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MORTGAGE

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