

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
GREENVILLE S.C.

BOOK 1330 PAGE 920

MORTGAGE

OCT 14 4 09 PM '83

DONNIE SLEY

THIS MORTGAGE is made this 22nd day of September, 1983, between the Mortgagor, s., THU VAN NGUYEN and HIEN VAN NGUYEN

, (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 SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 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 On Demand

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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 piece, parcel, or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located in the City of Greer, on the Western side of South Trade Street, and small frontage on the North side of Mayfield Street, and being shown on Plat made for Greer Remodeling by Wolfe & Huskey, Inc., Surveyors, dated May 22, 1978, and having the following courses and distances, to-wit: (Reference Plat Book 6-R, at Page 25):

BEGINNING at an old iron pin on the West side of South Trade Street, at a point N. 05-08 E., 42.4 feet from Mayfield Street, and running N. 84-36 W., 82.2 feet to the Northern side of Mayfield Street; thence N. 53-56 W., 32.4 feet along the Northern side of Mayfield Street to a pin; thence N. 04-16 W., 95.2 feet to a new pin; thence S. 89-26 E., 126 feet to the Western side of South Trade Street; thence S. 05-08 W., 121 feet to the BEGINNING corner.

This is the identical property heretofore conveyed to the Mortgagors herein by Deed of Carl L. Pitman and Margaret T. Pitman, dated September 17, 1980, and recorded on September 18, 1980, in the RMC Office for Greenville County in Deed Book 1133 at Page 735, at 11:00 A.M.

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which has the address of 412 Trade Street, Greer,
(Street) (City)
South Carolina, 29651 (herein "Property Address");
(State and Zip Code)

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.

SOUTH CAROLINA UNIFORM INSTRUMENT ACT

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H.N.

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