

OCT 15 4 08 PM '83

# MORTGAGE

THIS MORTGAGE is made this 22ND day of SEPTEMBER, 1983, between the Mortgagor, S, THU VAN NGUYEN and VE HOANG

, (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 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, in Greenville Township, being a part of Lot 5, of Marshall Addition to the City of Greenville, according to the map thereof, prepared by J. N. Southern, on the 9th day of December, 1897, and filed in the RMC Office for Greenville County in Plat Book "EEE", at Page 658, and being more particularly described as follows, to-wit:

BEGINNING at the corner of Highland Avenue and Monroe Street, and running thence with said Highland Avenue, S. 59-10 E., 88 feet to the joint corner of Lots 4 and 5; thence along the line of said Lots, N. 33-40 E., 120 feet to the corner of an alley, bisecting Lot #4; thence N. 59-10 W., 88 feet to a stake on Monroe Street; thence Southwest along Monroe Street, S. 33-40 W., 120 feet to the BEGINNING CORNER.

This is the identical property heretofore conveyed to the Mortgagors herein by Deed of Carrie Lee Jones, dated March 19, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1122 at Page 832, on March 26, 1980, at 3:54 p.m.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
TAX \$ 26.00

which has the address of 1408 Hampton Avenue Extension, Greenville,  
(Street) (City)  
South Carolina (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 seised 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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1328-RV-21