

P. O. Drawer 408  
Greenville, S. C. 29602

SEP 10 11 54 AM '79  
DONNIE TANKERSLEY  
R.M.C.

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### MORTGAGE

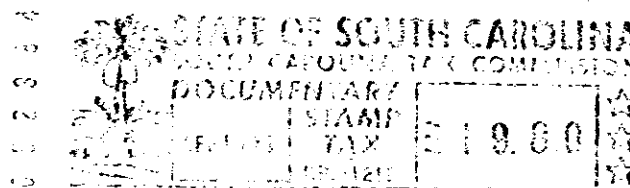
THIS MORTGAGE is made this 7th day of September, 1979, between the Mortgagor, Li-Chyun Eric Hsia and Dah-Wui Rachel Hsia, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009.

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 situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 33 on a Plat of HERITAGE HILLS, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY, at page 187. Said lot fronts an aggregate of 144.4 feet on the northern side of Butler Springs Road; runs back to a depth of 170.5 feet on its eastern boundary; runs back to a depth of 146.2 feet on its western boundary, and has 144.2 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of John David Bull and Kerry S. Bull, dated August 17, 1979, to be recorded simultaneously herewith.



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which has the address of 904 Butler Springs Road, Greenville,  
(Street) (City)  
S. C. 29615 (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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