

MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

YUN SHUN SHEN

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

WHEREAS, the Mortgagor is well and truly indebted unto Faye M. Spencer (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-Nine Thousand and No/100 ----- DOLLARS (\$ 39,000.00) with interest thereon from date at the rate of 10 per centum per annum, said principal and interest to be repaid as follows:

Y.S. 120 equal monthly payments of principal and interest in the amount of \$515.40, due on the 15th day of each month commencing September 15, 1984 and ending August 15, 1994.

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 for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

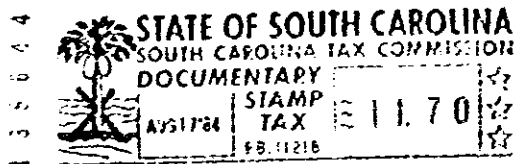
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that certain piece, parcel or lot of land lying just North of the City Limits of Mauldin, County of Greenville, State of South Carolina, on the West side of East Butler Avenue and shown as 5.17 Acres on a Plat entitled "Property of T.J. Mahaffey, Estate" by C.O. Riddle, dated November, 1972, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-S, Page 55, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of East Butler Avenue, at the joint corner of property once owned by Milton J. Mahaffey and running thence along East Butler Avenue, S. 4-45 W., 171 ft. to an iron pin on line of property once owned by Clarice M. Abercrombie; thence along the Abercrombie line, N. 78-10 W., 1,278.9 ft., more or less, to Gilders Creek; thence with the center of Gilders Creek, as the line, the traverse of which is N. 15-32 E., 109.55 ft. and N. 11-53 E., 77.5 ft. to a point on the line of Mahaffey; thence with the Milton J. Mahaffey line, S. 77-23 E., 1,250.8 ft. to the center of East Butler Avenue at the point of beginning.

This is the same property conveyed to the Mortgagor by deed from Faye M. Spencer dated August 15, 1984 and recorded August __, 1984 in Deed Book 1219 Page 564.

SC70 11-3 AUG 17 84 OCT



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.