

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

KENNY KWAN and SUK-YIN SIN KWAN

(hereinafter referred to as Mortgagor) SENDS GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA, hereinafter referred to as Mortgagee, in the full and true sum of Twenty Two Thousand

and no/100 - - - - - (\$22,000.00)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not provide a provision for escalation of interest rate; paragraph 9 and 10 of this mortgage provides for escalation of interest rate under certain conditions; said note to be repaid with interest at the rate or rates therein specified in installments of Two Hundred Nineteen

and 88/100 - - - - - 219.88 - - - - - Dollars each on the first day of each

month hereafter, until a loan and the principal sum with interest has been paid in full; each payment to be applied first to the payment of interest, computed monthly on unpaid principal balance, and then to the payment of principal with the last payment of said interest paid to be due and payable 15 years after date, and

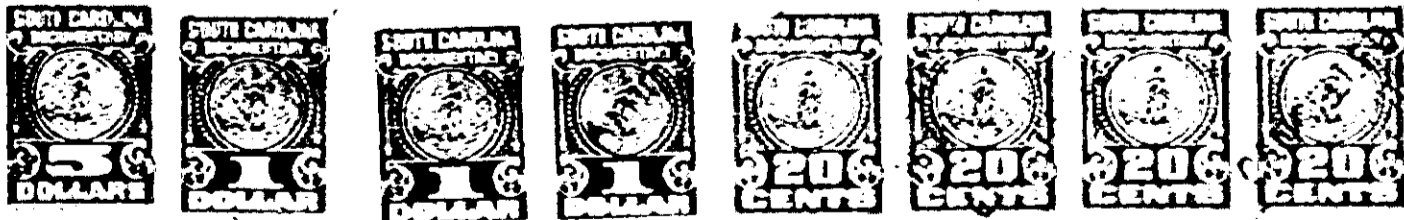
WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any default to comply with and abide by any law or laws of the Charter of the Mortgagee, or any stipulation or condition of this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal, interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagor for such other sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums and for any other purpose

NOW KNOW ALL MEN, that the Mortgagee is a resident and duly licensed to receive the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and the consideration of the sum of These Dollars \$22,000.00 to the Mortgagee in hand well and truly paid by the Mortgagor, and by the signing of these presents, the receipt whereof is hereby acknowledged has granted, conveyed, sold and released, and by these presents does grant, convey, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain parcel of land with all improvements thereon, hereinafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Pittler Drive and being shown and designated as Lot No. 37 on a plat entitled Henderson Forest made by Campbell & Clarkson Surveyors, Inc. dated June 9, 1971 and recorded in Plat Book 4R at Page 31, RMC Office for Greenville County (this being the subdivision formerly known as Terrydale Subdivision as shown on a plat recorded in Plat Book 4N at Page 17, RMC Office for Greenville County, S. C.) and having according to said plat dated June 9, 1971 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pittler Drive, joint front corners of Lots 35 and 37; running thence with common line of Lot 36 S. 9-34 E. 150 feet to an iron pin, joint rear corners of Lots 36 and 37; thence S. 80-26 W. 80 feet to an iron pin, joint rear corners of Lot 37 and 38; thence N. 9-34 W. 150 feet to an iron pin, joint front corners of Lots 37 and 38; thence N. 80-26 E. 80 feet along Pittler Drive to the point of beginning.



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