

RECORDED
S. C.
MORTGAGE

1418 000

THIS MORTGAGE is made this 28th day of August 1979, between the Mortgagor, Chang Sung Hoo and Chu Lein Hoo (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

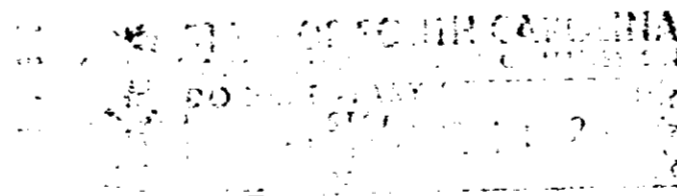
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand and no/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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, together with the buildings and improvements thereon, situate, lying and being in Greenville County, S. C. on the western side of Brookwood Drive, being known and designated as Lot 13 on plat of "Brookwood" recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ at Page 21 and having according to a recent survey and plat entitled "Property of Chang Sung Hoo and Chu Lein Hoo" prepared by R. B. Bruce, RLS, August 23, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner of Lots 12 and 13 (which point is 1258.8 feet N. 2-33 W. from the right-of-way line of U. S. Highway 29) on the west side of Brookwood Drive; thence N. 87-27 W. 177.0 feet to iron pin; thence N. 2-33 E. 125.8 feet to iron pin; thence S. 87-27 E. 174.2 feet to iron pin on west side of Brookwood Drive; thence with the line of said street the following courses and distances: S. 1-26 E. 40 feet; S. 2-33 W. 85.6 feet to point of beginning.

Being the identical property conveyed to the mortgagors by deed of instant date by Merrill Lynch Relocation Management, Inc. to be recorded herewith.



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which has the address of 215 Brookwood Drive Greer,
[Street] [City]
S. C. (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.

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