

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

8006 1630 PAGE 925

OCT 14 4 08 PM '83 MORTGAGE

DONNIE S. WILEY  
R.M.C.

THIS MORTGAGE is made this 22nd day of September, 1983, between the Mortgagor, LE VICH NGUYEN, A/K/A LEBICH NGUYEN and THU VAN NGUYEN, (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~~

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 pice, parcel, or lot of land, with the buildings and improvements thereon situate, lying, and being in Greenville County, State of South Carolina, being shown as Lot No. 3, on Plat of D. D. Davenport, Plat of which is recorded in Plat Book K, at Page 21, less that strip conveyed by Deed recorded in the RMC Office for Greenville County in Deed Book 278 at Page 182, and being identically the same as conveyed to Wilson W. Arnold by Tom Passinos by Deed recorded on November 24, 1980, in Deed Book 1137 at Page 782, RMC Office for Greenville County.

This is the identical property heretofore conveyed to the Mortgagor herein by Deed of Wilson W. Arnold, dated July 16, 1981, and recorded in the RMC Office for Greenville County in Deed Book 1151 at Page 970, on July 17, 1981.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
STAMP 20.00

which has the address of 403 Trade Street, Greer,  
(Street) (City)  
South Carolina 29651 (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.