

MORTGAGE

THIS MORTGAGE is made this 22nd day of September, 1983, between the Mortgagor, s, THU VAN NGUYEN, KIM L. NGUYEN, and LEBICH 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

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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 piece, parcel, or lot of land, with the improvements thereon, in the City of Greer, State of South Carolina, County of Greenville, fronting on Pelham Street, and bounded by lands, now or formerly, of Davenport Estate, by School Street, on the Southwest and West, containing three-fourths (3/4ths) of an acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, D. D. Davenport corner, and running thence N. 55 1/2 W., 1.60 chs. to a stake on the West side of Mill Street; thence S. 16 1/2 E., 5.91 chs. to corner of Pelham Road; thence N. 33 & 3/4 E., 4.05 chs. to an iron pin; thence N. 54 1/2 W., 2.80 chs. to an iron pin, D. D. Davenport corner or line; thence S. 33 3/4 W., 29 links to BEGINNING corner.

This is the identical property heretofore conveyed to the Mortgagors herein by Deed of Irene C. Brown, Kate C. Stokes, and Marie C. Willis, dated October 22, 1981, and recorded in the RMC Office for Greenville County in Deed Book 1157 at Page 217 on October 23, 1981.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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which has the address of 104 Pelham 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.

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