Mortgagee's Mailing Address:

(#6129) HILL, WYATT & BANNISTER 105 Sugar Creek Road, Greer, S.C.

MORTGAGE OF REAL ESTATE-Offices of ENTITE MANY ENTRY ENTRY ENTRY ENTRY ENTRY AND ACCURAGE SET 105 Sugar Creek Road, Greer, S.C.

203/1014 (151-54)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

of FileD co.s. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

WHEREAS,

CHIENTYEN HSU AND PEN-HSIN HSU

(hereinafter referred to as Mortgagor) is well and truly indebted unto

COTHRAN & DARBY BUILDERS, INC.

(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

as set forth in note of even date herewith

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwesterly side of Creekside Road, near the City of Greenville, and being designated as Lot No. 430 on Map Three, Section Two, Sugar Creek, as recorded in the RMC Office in Plat Book 7X, at page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Creekside Road, joint front corner of Lot Nos. 429 and 430, and running thence along the common line of said lots N. 55-21 W. 161.08 feet to an iron pin, joint rear corner of Lot Nos. 430 and 431; thence along the common line of said lots S. 19-57 W. 157.32 feet to an iron pin on the northerly side of Creekside Court; thence along said Court S. 69-56 E. 106.23 feet to an iron pin at the corner of the intersection of Creekside Court and Creekside Road; thence around said corner on a curve the chord of which is N. 69-14-56 E. 37.84 feet to an iron pin on the northwesterly side of Creekside Road; thence along said Road N. 32-44-33 E. 94.32 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date herewith to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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