

FILED  
GREENVILLE CO. S. C.

BOOK 1159 293



First Mortgage on Real Estate

JUN 30 11 28 AM '70

MORTGAGE  
R. H. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: THOMAS K. F. WONG and

VIVIAN A. WONG

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of SEVEN THOUSAND EIGHT HUNDRED AND NO/100ths----- DOLLARS (\$ 7, 800. 00 ), with interest thereon at the rate of Eight per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is TEN years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Greenville, on the Southeastern side of Stewart Street (formerly known as Adams Street) being shown and designated as Lot No. 5 on a Plat of the Property of Mrs. Florence G. Adams made by R. E. Dalton, Engineer, dated October, 1924, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book I at page 52, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Stewart Street at the corner of Lots Nos. 5 and 6, and running thence along the line of said Lots S. 35-52 E. 221.8 feet to an iron pin; thence S. 54-07 W. 46.5 feet to an iron pin; thence N. 41-28 W. 221.95 feet to an iron pin on Stewart Street; thence along the Southeastern side of Stewart Street N. 53-52 E. 66.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Rackley-Hawkins, Ltd. dated June 29, 1970, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

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