

FILED  
GREENVILLE CO. S.C.  
MORTGAGE  
APR 27 4 33 PM '76  
CORRECTIONAL DEPARTMENT

1305 081

THIS MORTGAGE is made this ..... day of April .....  
19. 76, between the Mortgagor, Dat. C. Nguyen and Hu-y T. Hau .....  
(herein "Borrower"), and the Mortgagee .....  
CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION ..... a corporation organized and existing  
under the laws of South Carolina ..... whose address is .....  
500 East Washington Street, Greenville, S. C. .... (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-one Thousand Six Hundred  
(\$21,600.00) ..... Dollars, which indebtedness is evidenced by Borrower's note  
dated April ..... 1976 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2006 .....

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, with all improvements  
thereon, situate, lying and being in the state of South Carolina, county  
of Greenville, being shown as Lot No. 49 on plat of Pleasantburg Forest,  
made by Dalton & Neves, Engineers, August 1956, revised January 1961,  
recorded in the RMC Office for Greenville County in plat book GG at  
page 162, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Dera Street at the  
joint front corner of Lots Nos. 48 & 49; and running thence with the line  
of Lot No. 48, N. 16-18 W. 219 feet to an iron pin; thence S. 87-07 E.  
73.3 feet to an iron pin; thence N. 72-40 E. 65 feet to an iron pin; thence  
S. 2-05 W. 175 feet to an iron pin on the northwestern side of Dera Street;  
thence along Dera Street, S. 52-26 W. 85.1 feet to the beginning corner.

S. 8.64



which has the address of 35 Dera Drive, Greenville  
(Street) (City)  
SC 29607 (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 improve-  
ments 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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