

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: We, LUTHER C. ELROD, III and REBECCA S. ELROD

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

AIKEN-SPEIR, INC., a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty-three Thousand and No/100 ----- Dollars (\$ 43,000.00 --), with interest from date at the rate of eight and one-half per centum ($8 \frac{1}{2}$ %) per annum until paid, said principal and interest being payable at the office of AIKEN-SPEIR, INC. in Florence, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Three Hundred Thirty and 67/100 ----- Dollars (\$ 330.67 -----), commencing on the first day of June, 1974, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 2004.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of GREENVILLE State of South Carolina;

ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, on Wallingford Road, shown and designated as Lot No. 2 of a Subdivision known as "Buxton," according to a plat thereof by Piedmont Engineers and Architects recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4N at Pages 2, 3 and 4, and being more particularly described on a plat of said lot by R. B. Bruce which is recorded in the R. M. C. Office for Greenville County in Plat Book 5G at Page 14 and being described on said plat as follows:

BEGINNING at an iron pin at the joint corner of Lots 1 and 2 and Wallingford Road and running thence N. 42-27 E. 8.1 feet to an iron pin; running thence N. 37-19 E. 103.9 feet to an iron pin; running thence N. 33-27 E. 16 feet to an iron pin at the joint corner of Lots 2 and 3; running thence with the boundary of Lot 3 S. 53-15 E. 162.3 feet to an iron pin; running thence S. 34-58 W. 62.9 feet to an iron pin; running thence S. 41-16 W. 67.1 feet to an iron pin; running thence N. 52-33 W. 160 feet to the point of beginning.

THIS conveyance is subject to all easements and rights-of-way shown on the recorded plat of Buxton and to protective covenants recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 910 at Page 491, et seq.

THIS being the same property conveyed to Lloyd E. Morris, III and Nancy N. Morris by deed of Buxton Builders, Inc., said deed being recorded in the R. M. C. Office for Greenville County in Deed Book 948 at Page 297.

See assignment of this mortgage to Federal National Mortgage Association, said assignment being recorded in Mortgage Book 1308 at Page 509. Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;