

GREENVILLE CO. S.C.
FILED
GREENVILLE CO. S.C.
APR 21 1974
MORTGAGE

1308 PAGE 705
1311 744 95

THIS MORTGAGE is made this 29th day of April 1974 between the Mortgagor, George E. Story and Virgil E. Story (herein "Borrower"), and the Mortgagee, AIKEN-SPEIR, INC., a corporation organized and existing under the laws of the State of South Carolina, whose address is Florence, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Six Hundred and No/100ths-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1999;

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 located in the County of Greenville, State of South Carolina and lying and being on the southeastern side of Elmwood Drive and being known and designated as Lot 53 and a portion of Lot 54 according to a plat of Edwards Forest, Section 4, said plat being recorded in the RMC Office for Greenville County in Plat Book JJJ at Page 82 and being more particularly described according to a plat entitled Property of George E. Story and Virgil E. Story by James R. Freeland, R.L.S., dated April 23, 1974 as follows:

BEGINNING at a point on the southeastern side of Elmwood Drive at the joint front corner of Lots 52 and 53 and running thence with the southeastern side of Elmwood Drive, N. 49-54 E. 150 feet to a point in the center front line of Lot No. 54; thence on a new line through Lot 54, S. 40-03 E. 187.3 feet to a point in the rear line of Lot 54; thence S. 48-24 W. 105.06 feet to an iron pin at the joint rear corner of Lots 52 and 53; thence with the joint line of Lots 52 and 53, N. 40-03 W. 191.4 feet to an iron pin, the point of beginning.



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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

0095

4328 RV-2