

JUL 8 3 53 PM '74

CONNIE S. LANKERSLEY  
R.M.C.

# MORTGAGE

1315 683

SOUTH CAROLINA  
FHA FORM NO. 2125M  
Rev. September 1972

This instrument is a mortgage  
which may be subject to the  
provisions of the National  
Automobile Dealers  
Act, N.A.D.A.

STATE OF SOUTH CAROLINA }  
COUNTY OF }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, G. B. Preston and Dora H. Preston

Greenville

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Aiken-Speir, Inc., of Florence, South Carolina

a corporation organized and existing under the laws of South Carolina hereinafter called the 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 **twenty one thousand two hundred and no/100** Dollars (\$21,200.00) with interest from date at the rate of **nine** per centum (9%) 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, in monthly installments of **one hundred and seventy and 66/100** Dollars (\$170.66) commencing on the first day of **September**, 1974, and 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 **August, 2004**.

**NOT KNOWN TO ALL MEN.** That the 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, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville** State of South Carolina:

All that lot of land with the buildings and improvements thereon, situate on the West side of Donnon Road near the City of Greenville, in Greenville county, S.C., being shown as Lot NO. 2 on plat of property of John Lude Vaughn, recorded in the RMC Office for Greenville County, S.C., in Plat Book DD, at page 13, (being a revision of Lots 7 and 8 on plat No. 2 of property of W.S. Bradley, recorded in Plat Book O, page 169), and having according to said plat the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the West side of Donnon Road at a point 304.4 feet south of the westerly corner of the intersection of Donnon Road and Warehouse Court, said pin being at the joint front corner of Lots 1 and 2, thence continuing with the West side of Donnon Road S-1-55W, 85 feet to an iron pin; thence N88-10W, 200 feet to an iron pin; thence N1-55E, 85 feet to an iron pin; thence S83-10E, 200 feet to the point of beginning.



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 equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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