

MORTGAGE

This instrument is subject to the provisions of the Uniform Gifts to Minors Act (UGMA) and the Uniform Transfers to Minors Act (UTMA) of the State of South Carolina.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN Kenneth D. Crisp and Linda B. Crisp

Greenville, South Carolina

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Aiken-Speir, Inc.

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 **Thirteen Thousand Nine Hundred and No/100ths** ----- Dollars (\$ **13,900.00**), with interest from date at the rate of **Eight** per centum (8) 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 Two and Three/100ths** ----- Dollars (\$ **102.03**), commencing on the first day of **May** 1975 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 **April** 2005.

NOT KNOWN 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 in the County of Greenville, State of South Carolina, near Greenville, S. C., shown as part Lot 4 on plat of W. R. and Essie L. Lewis, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book FF, page 410, and having, according to a more recent survey entitled "Thomas J. Hicks and Gloria L. Hicks" recorded in Plat Book 4-H, page 185, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Yown Road at the corner of Lot No. 3, which iron pin is situate 581.4 feet northwest of the intersection of Easley Bridge Road, and running thence S. 46-10 W. 147.2 feet to an iron pin; thence N. 12-45 W. 207.9 feet to an iron pin on the Southwestern side of Yown Road; thence with said road S. 56-03 E. 145.8 feet to an iron pin, thence continuing with said road S. 58-00 E. 36.7 feet to the point of beginning.

Being the same property conveyed to the Secretary of Housing and Urban Development by deed of Frank P. McGowan, Jr., Master, dated March 7, 1974, recorded in the R.M.C. Office for Greenville County on March 8, 1974, in Book 995, page 1.



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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