

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

FILED  
GREENVILLE CO. S. C.

JUN 24 12 12 PM '75

MORTGAGE

DONNIE S. TANNENLEY  
R.M.C.

This form is subject to the provisions of the National Housing Act, as amended, and the regulations thereunder.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Michael Munafo and Jan M. Munafo of 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 the State 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 Thirty-Five Thousand and Seven Hundred and 00/100 ----- Dollars (\$ 35,700.00 --- ), 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 Two Hundred and Sixty-Two and 04/100 ----- Dollars (\$262.04 -----), commencing on the first day of July, 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 June 2005.

NOW, KNOW 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:

And being shown as Lot No. 100 on plats of Pelham Woods, now Coach Hills, Section 2-B, prepared by A. Alan Wallwork, dated February 23, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at page 50, and having been revised by plat of Coach Hills, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-X, at page 94, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Red Fox Court, and running thence with the line of Lot No. 101 N. 81-04 E. 176.99 feet to an iron pin; thence S. 9-44 E. 147.95 feet to an iron pin; thence S. 67-57 W. 70 feet to an iron pin; thence with the common line of Lots Nos. 100 and 99, N. 53-07 W. 168.20 feet to an iron pin on Red Fox Court; thence around the curve of Red Fox Court, the chord of which is N. 0-41 W. 43.47 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.

RECORDED

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