1343 755

MORTGAGE

GREENVILLE

LEWIS E. TARRENCE AND CAROLYN J. TARRENCE

Greenville, South Carolina

Aiken-Speir, Inc.

South Carolina

Seventeen Thousand Four Hundred and No/100----
17,400.00------

eight and one-half---------- 8-1 2------

Aiken-Speir, Inc.
Florence, South Carolina

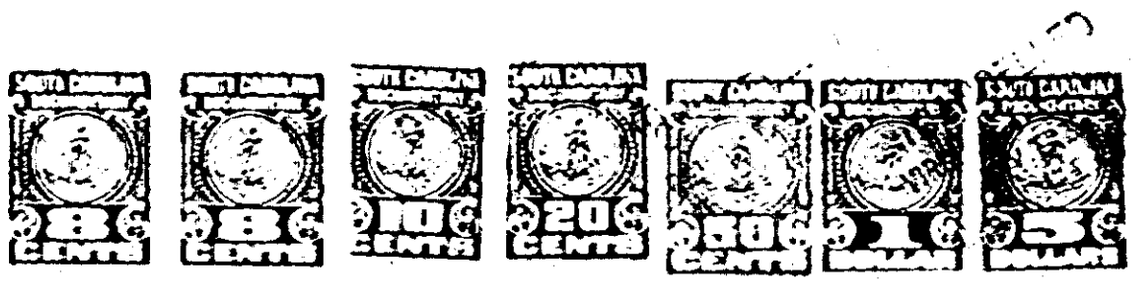
One Hundred
Thirty-Three and 81/100---------- 133.81--------

September 75

August, 2005

Greenville

All that lot of land in the County of Greenville, State of South Carolina being a portion of Lot No. 14 on plat of Fore Estates recorded in Plat Book BB at Page 66 of the RMC Office for Greenville County, S. C., and being designated as Lot No. 14 B on survey made by Carolina Engineering and Surveying Company, dated May 11, 1971, entitled "Property of William O. Medlin & Raymer F. Medlin", recorded in Plat Book 4K at Page 13, and said lot line on the Northwest corner of the intersection of Staunton Bridge Road and Carolina Street having a frontage of 75 feet on Staunton Bridge Road and a frontage of 150 feet on Carolina Street, and a rear width of 75 feet.



Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, [illegible] and lighting fixtures and equipment now or hereafter attached 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 except as stated herein. 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, and the late charges as provided in the said note. The charge is intended to pay the [illegible] monthly payments on the principal that are next due on the note, on the first day of each month until the indebtedness is paid in full, [illegible] written notice, an amount [illegible] sufficient to make up any deficiency in escrow at least thirty (30) days prior to payment

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