

SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

MORTGAGE

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1973-412

TO ALL WHOM THESE PRESENTS MAY COME:

Michael Munafo and Jan M. Munafo

Greenville, South Carolina

WHEREAS the Mortgagee, **Aiken-Speir, Inc.,**

located and existing in the County of **Greenville** in the State of South Carolina, hereinafter called the Mortgagee, is obligated by a certain promissory note, dated 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 thereon at the rate of **eight** per centum, until said principal and interest become 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 **August** 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 shall be due and payable on the first day of **July** 2005.

NOT KNOWN ALL MEN: That the Mortgagee, in consideration of the sum of \$35,700.00 and for better security the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and bet of the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors, and assigns, the full and undivided 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 25, 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. 55-07 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.

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