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SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1972)

FILED  
**MORTGAGE**

This form is used in connection  
with mortgages insured under the  
one- to four-family provisions of  
the National Housing Act.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN R. PADGETT, JR. AND  
BLANCHE K. PADGETT

Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN-SPEIR, INC.

organized and existing under the laws of South Carolina, a corporation  
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 NINETEEN THOUSAND AND NO/100THS-----  
Dollars (\$ 19,000.00 ), 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. 265 West Cheves Street,  
in Florence, South Carolina 29501  
or at such other place as the holder of the note may designate in writing, in monthly installments of One  
Hundred Fifty-two and 95/100ths----- Dollars (\$ 152.95 ),  
commencing on the first day of January, 1976, 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 December, 2000.

NOV. 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 Mort-  
gagor 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 certain piece, parcel or lot of land situate, lying and being  
on the northern side of Rogers Avenue, being known and designated as  
Lot No. 22 as shown on plat of Subdivision of Perry Property recorded in  
the R. M. C. Office for Greenville County in Plat Book I at page 33  
and to a more recent plat entitled "Property of John R. Padgett, Jr.  
and Blanche K. Padgett", dated November 21, 1975, and having according  
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin (old) on the northern side of Rogers Avenue  
and running thence with the joint line of Lot No. 21 and 22 and running  
thence N. 10-17 W. 150 feet to an old iron pin; thence N. 79-28 E. 50 feet  
to an old iron pin; thence S. 10-17 E. 150 feet to an old iron pin on  
the northern side of Rogers Avenue; thence with the northern side of said  
Rogers Avenue S. 79-28 W. 50 feet to the point of beginning.



5.7.60

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 ab-  
solute, 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 for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-  
sons 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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