

FILED
GREENVILLE, CO. S. C.

BOOK 1372 PAGE 706

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SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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

WHEREAS: JAY ALLEN GUEST

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
AIKEN-SPEIR, INC.

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called 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 Fifteen Thousand Nine Hundred Fifty and no/100ths ----- Dollars (\$ 15,950.00), with interest from date at the rate of eight and one-half per centum (8-1/2%) 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 delivered or mailed to the Mortgagor, in monthly installments of One Hundred Thirty-eight and 45/100ths ----- Dollars (\$138.45), commencing on the first day of September, 19 76, and continuing 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 August, 1996 .

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the eastern side of Hall Road, at the intersection of Hall Road with Tryon Avenue, in Greenville County, South Carolina, and having according to a plat entitled PROPERTY OF JAY ALLEN GUEST, made by Freeland & Associates, dated July 6, 1976, recorded in the RMC Office for Greenville County, S. C., in Plat Book 512 at page 96, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tryon Avenue in the line of property now or formerly belonging to Kelley Mission and running thence along said property line, S. 71-00 E., 259.9 feet to an iron pin; thence S. 29-00 W., 153.3 feet to an iron pin; thence N. 72-00 W., 250.1 feet to an iron pin on the eastern side of Hall Road; thence along the eastern side of Hall Road, N. 13-00 E., 120.5 feet to an iron pin; thence along the curve of the intersection of Hall Road and Tryon Avenue, the chord of which is N. 58-00 E., 47.5 feet to an iron pin, the point of beginning.

The within property is the same conveyed to the Mortgagor herein by deed of Willene D. Kirkendall, Mary S. McKenney, Martha Ann Krepps and James H. Smith, dated July 14, 1976, to be recorded herewith.



Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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