

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

FILED
GREENVILLE CO. S. C.
MORTGAGE
SEP 8 9 56 AM '76

BOOK 1377 PAGE 241

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

DONNIE S. TANKERSLEY
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, EDWARD P. PARISE

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 FOURTEEN THOUSAND AND NO/100 -- Dollars (\$14,000.00), with interest from date at the rate of eight and one-half per centum (8.50 %) 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

or at such other place as the holder of the note may designate in writing, in monthly installments of One hundred seven and 66/100 Dollars (\$ 107.66), commencing on the first day of November, 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 October, 2006,

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:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southwestern side of Pinckney Street, in the City and County of Greenville, South Carolina, being shown and designated as portions of Lots Nos. 16 and 18, on a plat of the W. P. McBee Estate subdivision, made by J. N. Southern, Surveyor, dated May 16, 1902, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book A, page 83, and having according to a more recent plat thereof made by James R. Freeland, RLS, dated August 13, 1976, the following metes and bounds, to-wit;

BEGINNING at a point in a driveway on the southwestern side of Pinckney Street, said point being located S. 50-30 E., 20 feet from the joint front corners of Lots Nos. 16 and 18 and running thence through Lot No. 16, S. 39-30 W., 130 feet to a point on the northerly side of an alley; thence along the northern side of said alley, N. 51-39 W., 50 feet to an iron pin in the line of Lot No. 18; thence through Lot No. 18, N. 39-30 E., 131 feet to an iron pin on Pinckney Street; thence along the southwestern side of Pinckney Street, S. 50-30 E., 50 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of John W. Grady, III, dated September 7, 1976, to be recorded herewith

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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