

# MORTGAGE

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

WHEREAS: Grady Frank Ellenburg and Bettie Jean Ellenburg

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 incor-  
porated herein by reference, in the principal sum of Thirty One Thousand & 00/100-----  
-----Dollars (\$ 31,000.00 ), with interest from date at the rate of  
eight and one halfer centum (8 1/2%) per annum until paid, said principal and interest being payable  
at the office of Aiken Speir, Inc. P. O. Box 391  
in Florence, South Carolina, 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 Two Hundred Thirty  
Eight & 39/100-----Dollars (\$ 238.39 ), commencing on the first day of  
January, 19 78, 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 December, 2007.

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 certain piece, parcel or lot of land situate, lying and being  
on the Northeasterly side of Augusta Road, near the City of Greenville,  
South Carolina, being shown as Lot No. 1 on the plat of Magnolia Acres  
as recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Plat Book GG, Page 133, and having according to said plat the  
following metes and bounds:

BEGINNING at an iron pin on the Northeasterly side of Augusta Road at a  
point 195 feet Northwest of the Northerly corner of the intersection of  
Augusta Road and Lord Fairfax Drive, said pin being the joint front  
corner of Lots Nos. 1 and 2, and running thence along the Northeasterly  
side of Augusta Road N. 53-41 W. 80 feet to an iron pin; thence contin-  
uing with the Northeasterly side of said Road N. 56-11 W. 118 feet to an  
iron pin; thence S. 86-41 E. 121.6 feet to an iron pin; thence N. 34-22  
E. 122.3 feet to an iron pin, joint rear corner of Lots Nos. 1 and 7;  
thence with the line of Lot No. 7 S. 56-0 E. 92 feet to an iron pin,  
joint rear corner of Lots Nos. 1 and 2; thence with the line of Lot  
2 S. 33-30 W. 187.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed of  
Margaret Hicks Ashmore, dated August 1, 1963, recorded in the R.M.C.  
Office for Greenville County, South Carolina in Deed Book 729 at Page  
61.

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;

GCTO -----2 NO18 77 1435

7.5007

4328 RV-21