

MORTGAGE

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

Aiken-Speir, Inc.
265 West Cheves Street
Florence, South Carolina 29501

WHEREAS:

Howard Frederick Eckert ----- of Greenville County, South Carolina -----, hereinafter called the Mortgagor, is indebted to

Aiken-Speir, Inc. -----, a corporation organized and existing under the laws 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 Twenty-five Thousand Five Hundred and No/100 ----- Dollars (\$25,500.00 ---), with interest from date at the rate of Eight & One-half--- per centum (8.5-%) per annum until paid, said principal and interest being 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 delivered or mailed to the Mortgagor, in monthly installments of One Hundred Ninety-six and 10/100 ----- Dollars (\$ 196.10 -----), commencing on the first day of April -----, 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 March -----, 2008 .

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, together with all buildings and improvements thereon, situate, lying and being on the western side of Deer Creek Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 18 on a plat of Valleybrook, Section 1, made by R. B. Bruce, Surveyor, dated November 24, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 60, reference to which plat is hereby craved for a more complete and accurate description by metes and bounds.

This is the same property conveyed to the Mortgagor herein by deed of Harold Tyner Development Corporation recorded in the R.M.C. Office for Greenville County in Deed Book 1074 at Page 421 on the 25 day of February, 1978.

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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