

SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1976)

FILED  
GREENVILLE CO. S. C.  
**MORTGAGE**

BOOK 1427 PAGE 305

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

DOONIE S. TANKERSLEY

STATE OF SOUTH CAROLINA, } R.M.C.  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: **LOWELL C. FRAZIER AND DEBRA J. WADE**

of  
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 **State of South Carolina**, hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the principal sum of **TWENTY FOUR THOUSAND ONE HUNDRED AND NO/100**  
----- Dollars (\$ **24,100.00** ), with interest from date at the rate  
of **Eight & Three Quarters** per centum ( **8 3/4** %) per annum until paid, said principal  
and interest being payable at the office of **Aiken-Speir, Inc., P.O. Box 391**  
in **Florence, S.C.**

or at such other place as the holder of the note may designate in writing, in monthly installments of  
**ONE HUNDRED EIGHTY NINE AND 67/100** ----- Dollars (\$ **189.67** ),  
commencing on the first day of **May**, 19 **78**, 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 **April**, 2008.

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 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 in the County of Greenville, State of  
South Carolina being known and designated as Lot No. 4 on a plat of "Property of  
Lowell Clifford Frazier and Debra Jean Wade" prepared by Carolina Surveying Company  
dated March 24, 1978 and on a plat of Grahl Court recorded in the RMC Office for  
Greenville County in Plat Book XX at Page 73 with reference to said plat being made  
for more definite description of metes and bounds.

This is the same property conveyed to the mortgagors by Deed of C.R. Brown, Jr. and  
Linda A. Brown recorded March 29, 1978 in Deed Book 1076 at Page 128 in the RMC  
Office for Greenville County.

STATE OF SOUTH CAROLINA  
RECORDS & DEEDS COMMISSION  
DOCUMENTARY  
STAMP TAX \$ 09.64  
FEB 11 1978

GCTO --- 1 M-2978 1027

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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