

GREENVILLE **MORTGAGE**

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

SEP 5 12 39 PM '78
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT T. GREEN

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 Twenty Seven Thousand and No/100----- Dollars (\$ 27,000.00) with interest from date at the rate of eight and three-fourths 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, Florence, South Carolina in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Twelve and 49/100----- Dollars (\$ 212.49) commencing on the first day of June 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 May, 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 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 situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, on the West side of Woodland Drive being designated as the southern half of Tract 34 of the property of Union Central Life Insurance Co. made by Dalton & Neves, April, 1937 recorded in the RMC Office for Greenville County, S. C. in Plat Book I, pages 69 and 70 and containing 1.67 acres, more or less and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Woodland Drive at the corner of Lot 33 and running thence along the line of that lot, N. 64-27 W. 605 feet to an iron pin in the center of a branch; thence along the center of said branch as the line, N. 6-14 E. 167.7 feet to an iron pin at the rear line of said lot No. 34; thence on a line approximately through the center of said lot 34, S. 57-17 E. 667.37 feet to an iron pin in the approximate center of the front line of Lot No. 34 on the West side of Woodland Drive; thence along the west side of Woodland Drive, S. 26-50 W. 74.5 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Ron L. Cobb of even date 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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