

SOUTH CAROLINA
MORTGAGE

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS SHALL COME, Dennis B. Carithers and Barbara Carithers

Greenville County

WHEREAS the Mortgagee named in the above recited Mortgage is **Aiken-Speir, Inc.**

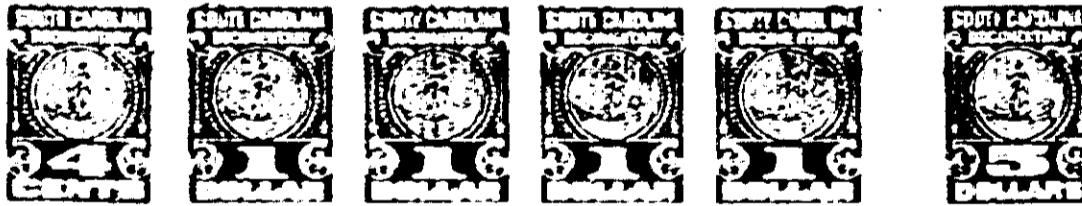
organized and existing under the laws of **South Carolina**
called the Mortgagee, and the Mortgagor herein named, do hereby agree with the terms of which have been incorporated herein by reference in the principal sum of **Twenty-Two Thousand Six Hundred and No/100** Dollars \$ **22,600.00** with interest from date at the rate of **seven and three-fourths** 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** in monthly installments of **One Hundred Sixty-Two and 04/100** Dollars \$ **162.04** commencing on the first day of **September** 1975 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 so met shall be due and payable on the first day of **August** 2005.

NOT KNOR ALL MEN, That the Mortgagee, in consideration of the interest due and to be better secured the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3.00)** the Mortgagee on hand well and truly paid by the Mortgagor at and bet to the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, acquired, sold, and released, and by these presents does grant, bargain, sell, and release, and 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 in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Darby Court and being known and designated as Lot No. 67 of CHICK SPRINGS Subdivision, Section 3, plat of which is recorded in the PMC Office for Greenville County in Plat Book UUU at Page 918 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Darby Court, joint front corner of Lots 67 and 68 and running thence S.78-52 E. 20 feet to an iron pin; thence S.78-18 E. 198.85 feet to an iron pin; thence S.26-34 W. 117.6 feet to an iron pin; thence S.74-21 W. 217.4 feet to an iron pin on the southeastern side of Darby Court; thence with said Street, N.11-52 W. 30 feet to an iron pin; thence continuing with said Street, N.39-15 W. 30 feet to the point of beginning.

5.9.04



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 light 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. Prepayment 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 prepayment is given at least thirty (30) days prior to prepayment.

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