

P.O. Box 371  
205 W. Church St.  
Greenville, S.C. 29501  
SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1972)

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

BOOK 1381 PAGE 852  
This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

Nov 1 2 29 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: WALTER J. WATKINS AND JANIE C. WATKINS

Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN-SPEIR, INC., its successors and assigns,

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a corporation organized and existing under the laws 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 Thousand Nine Hundred and 00/100 Dollars (\$ 20,900.00), with interest from date at the rate of eight and one-half per centum (8 1/2 %) 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, in monthly installments of One Hundred Sixty and 72/100 Dollars (\$ 160.72), commencing on the first day of December, 19 76, 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 November, 2006.

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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: and being known as Lot 8 on a plat of W. T. Patrick and W. R. Timmons property, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 157, and being more particularly described according to a plat entitled "Property of Walter J. Watkins and Janie C. Watkins" by Freeland and Associates, dated October 21, 1976, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Keith Drive at the joint front corner of Lots 7 and 8 and running thence with the line of Lot 7 N. 72-48 E. 175 feet to an iron pin; thence S. 17-12 E. 64 feet to an iron pin; thence S. 72-48 W. 175 feet to an iron pin on the eastern side of Keith Drive; thence with the eastern side of Keith Drive N. 17-12 W. 64 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of John H. Crabtree, III and Cathy B. Crabtree, said deed being dated of even date.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
NOV 1 1976  
PB. 11218  
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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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