

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

**MORTGAGE**

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

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

TO ALL WHOM THESE PRESENTS MAY CONCERN: Bruce David Elletson and Jacqueline L. Elletson

of  
Greenville County, 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 in-  
corporated herein by reference, in the principal sum of Nine Thousand Seven Hundred and No/100-----  
Dollars (\$ 9,700.00 ), 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., 265 West Cheves Street  
in Florence, South Carolina 29501  
or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty-  
Four and 20/100-----Dollars (\$ 84.20 ),  
commencing on the first day of November, 19 77, 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 October, 1997.

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina,  
situate, lying and being at the southeastern corner of the intersection of Blue Ridge  
Drive and Belmont Avenue (now known as Assembly Street) and being shown and designated  
as a part of Lot No. 41 on a plat of Perry Property-Sans Souci recorded in the RMC Office  
for Greenville County in Plat Book 0 at Page 45 and having, according to said plat, the  
following metes and bounds, to-wit:

Beginning at an iron pin at the southeastern corner of the intersection of Blue Ridge  
Drive and Assembly Street (formerly Belmont Avenue) and running thence with the southern  
side of Blue Ridge Drive, N.88-08 E. 75 feet to an iron pin; thence S.05-50 E. 123 feet  
to an iron pin; thence S.87-45 W. 75 feet to an iron pin on the eastern side of Assembly  
Street; thence with said Street, N.05-50 W. 123 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from  
Dillard A. Traynham, Executor of the Estate of Joe Pelham Traynham, Jr., recorded in  
the RMC Office for Greenville County on September 23, 1977.

The mailing address of the Mortgagee herein is P. O. Drawer 391, Florence, S. C. 29501.

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.