

REC'D S.C.
27 PM '80
SLEY
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE

REC'D S.C.
29 AM '80
SLEY

FORM 1504 REV 782

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

FORM 1506 PAGE 13

TO ALL WHOM THESE PRESENTS MAY CONCERN: W. RAYMOND AMMONS and JEAN S. AMMONS

Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

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

organized and existing under the laws of South Carolina, a corporation 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 Forty-six thousand fifty and No/100ths----- Dollars (\$ 46,050.00).

with interest from date at the rate of eleven and one-half per centum (11.5 %) per annum until paid, said principal and interest being payable at the office of Aiken-Speir, Inc., P. O. Box 391, Florence, S. C. 29503 in Florence, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of Four hundred sixty-eight and 33/100ths----- Dollars (\$468.33), commencing on the first day of August , 1980 , 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 July, 2005.

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 certain piece, parcel or lot of land, situate, lying and being at the northeasterly corner of the intersection of Lynchburg Drive and Tazewell Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19, Sec. 3, as shown on a plat for W. Raymond and Jean S. Ammons, prepared by Carolina Surveying Co., dated June 2, 1980, and recorded in the RMC Office for Greenville County, in Plat Book 8-B at Page 48, on June 9, 1980, and being described more particularly, according to said plat, as follows:

BEGINNING at an iron pin on the northerly side of Tazewell Drive at the joint front corner of Lots 19 and 20 and running thence with the line of Lot No. 20 N. 54-37 E. 160 feet to an iron pin in the line of Lot 17; thence with the common line of the property herein described and Lots No. 17 and 18 respectively N. 35-23 W. 146 feet to an iron pin on the easterly side of Lynchburg Drive; thence with the easterly side of Lynchburg Dr. S. 29-15 W. 152 feet to an iron pin; thence with the curve of the intersection of Lynchburg Drive and Tazewell Drive, the chord of which is S. 3-04 E. 42.3 feet to an iron pin; thence with the northerly side of Tazewell Drive S. 35-23 E. 45 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by deed of James A. Connor and Sara P. Connor, dated June 9, 1980, and recorded in Deed Book 127 at Page 122 on June 9, 1980, in Greenville County records 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 an interest on the indebtedness created by the said note, at the times and in the manner herein 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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