

SOUTH CAROLINA
PUBLIC RECORDS OFFICE
GREENVILLE

MORTGAGE

1325 049
1029 306

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

ROGER JAMES RUNION & SHIRLEY HOWARD RUNION
Greenville, South Carolina

of
hereinafter called the Mortgagor, send(s) greeting(s)

WHEREAS, the Mortgagor is well and truly indebted unto

AIKEN-SPEIR, INC.

an 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 **Nineteen Thousand One Hundred Fifty**
and no/100 ----- Dollars (\$ **19,150.00**) with interest from date at the rate
of **Nine and one-half** ----- per centum (**9-1/2**) 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 **One**
Hundred Sixty One and 05/100ths ----- Dollars (\$ **161.05**),
commencing on the first day of **January 1**, 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 sooner paid,
shall be due and payable on the first day of **December 2004**.

NOT KNOWN 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 those pieces, parcels, or lots of land, together with all buildings and improvements thereon, situate, lying and being on the western side of Taber Street in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lots Nos. 21 and 22, Block L, on a map of Stone Estates, Unit 2, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, Page 292 and 295, reference to which is hereby craved for the metes and bounds thereof.



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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