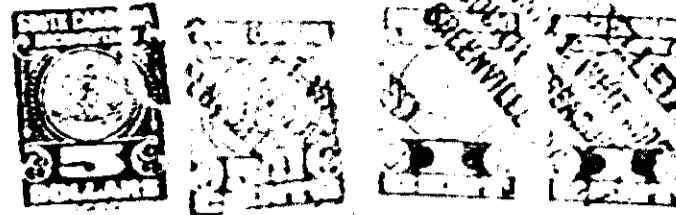


SOUTH CAROLINA
GREENVILLE COUNTY

GREENVILLE COUNTY
MORTGAGE

1346 692

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



TO ALL WHOM THESE PRESENTS MAY COME:

JACK D. GRUBBS and RUTH E. GRUBBS
Greenville, S. C.

WHEREAS the Mortgagee will sell to the Mortgagor **AIKEN-SPEIR, INC.**

organized and existing under the laws of **South Carolina**
called the Mortgagee is evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference to the principal sum of **Thirteen Thousand, Seven Hundred Fifty**
and no/100- - - - - Dollars \$ 13,750.00
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**
beginning on the first day of **October** 1975 and on the first day of each month thereafter until
Five and 74/100- - - - - Dollars \$ 105.74
the principal and interest are fully paid except that the final payment of principal and interest at maturity shall
be due and payable on the first day of **September, 2005.**

NOT KNOW ALL MEN That the Mortgagee in consideration of the amount of debt and interest being 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 to the signing and delivery of these presents, the
receipt whereof is hereby acknowledged, has granted, conveyed, 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 with the buildings and im-
provements thereon, situate, lying and being on the southeast corner of
the intersection of Duke and Stevens Street in Greenville County, State
of South Carolina, and being shown and designated as Lot No. 96, Section 2,
on plat of Subdivision for Dunean Mills, prepared by Eckell and Pickell,
Engineers, June 7, 1948 and recorded in the RMC Office for Greenville
County, South Carolina in Plat Book S at Pages 173-177, and having ac-
cording to said plat the following metes and bounds, to wit:**

**BEGINNING at an iron pin at the southeast corner of the intersection of
Duke and Stevens Street and running thence along the south side of Stevens
Street S. 64-22 E. 140 feet to an iron pin on the northwest side of a 15
foot alley; thence along the northwest side of said 15 foot alley S. 29-16
W. 80.25 feet to an iron pin at the joint rear corner of Lots 95 and 96;
thence along the line of Lot 96 N. 64-22 W. 135 feet to an iron pin on the
northeast side of Duke Street; thence along the northeast side of Duke
Street N. 25-44 E. 80.1 feet to the beginning corner.**

**This is the same property conveyed to the Mortgagors by Deed of Herbert
B. Drake, Jr. and Seline D. Ruth, Committee for Sadie Cunningham Drake,
a Person Non Compos Mentis, to be recorded herewith.**

Together with all and singular the rights, members, appurtenances, 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.

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