

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1972)

MORTGAGE

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 }

FILED
GREENVILLE CO. S. C.

JUL 30 4 31 PM '76

Aiken-Speir, Inc.
265 West Cheves Street
Florence, South Carolina

TO ALL WHOM THESE PRESENTS MAY COME: TANKERSLEY
R.M.C.

James L. Long and Brenda S. Long ----- of
Greenville, 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 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 **Thirty-five Thousand Six Hundred Fifty and No/100** ----- Dollars (\$35,650.00 -----), with interest from date at the rate of **Eight and One-half** ----- per centum (8.5 ----- %) 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 **Two Hundred Seventy-four and 15/100** ----- Dollars (\$274.15 -----), commencing on the first day of **September** -----, 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 **August** -----, 2006.

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 those certain pieces, parcels or lots of land, with improvements thereon, located, lying and being in the County of Greenville, State of South Carolina on the southern and eastern side of Coleman Drive being shown and designated as Lot No. 119 on plat of Coleman Heights prepared by Terry T. Dill dated February, 1958 and recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 115 and Lot No. 119A on plat prepared by Jones Engineering Service entitled "Property of M & M Construction Co.", dated November 6, 1972 recorded in the R.M.C. Office for Greenville County in Book 962 at Page 545 and having according to a more recent survey of said property as shown on plat entitled "Property of James L. Long and Brenda S. Long", dated July 21, 1976 prepared by Freeland & Associates, recorded in the R.M.C. Office for Greenville County in Plat Book 5-7 at Page 54, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Coleman Drive at the joint front corner of Lots Nos. 118 and 119 and running thence S. 3-03 E., 168.8 feet to an old iron pin at the joint rear corner of Lots 118 and 119; running thence N. 74-13 E., 122.3 feet to an old iron pin; thence N. 68-37 E., 300.1 feet to a new iron pin; thence N. 72-19 E., 142.7 feet to a new iron pin; thence N. 38-48 W., 119.7 feet to a new iron pin in or near a creek; running thence along the center line of said creek,

-----continued on next page-----

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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