

Please Return To
D. S. Garvin
P. O. Box 275
Aiken, S. C. 29801
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

MORTGAGE

FILED
GREENVILLE CO. S.C.

JUN 13 11 12 AM '84

DONNIE S. TANKERSLEY
R.M.C.

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDWARD F. GIRARDEAU

Aiken County, South Carolina

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Mid-South Mortgage Company, Inc.
P. O. Drawer 1136
Aiken, South Carolina 29802

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 incorporated herein by reference, in the principal sum of Forty five Thousand Nine Hundred Fifty and no/100s Dollars (\$ 45,950.00),

with interest from date at the rate of Fourteen per centum (14 %) per annum until paid, said principal and interest being payable at the office of

Mid-South Mortgage Company, Inc. in Aiken, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Five Hundred Forty four and 45/100s Dollars (\$ 544.45), commencing on the first day of August, 19 84, 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 2014.

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 unit of real property situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Unit 27-E on a certain Property Survey for Heritage Park Developers prepared by Arbor Engineering dated April 20, 1984 and recorded in Plat Book 10-K, Page 54 in the office of the RMC for Greenville County. Reference is hereby made to said Property Survey relative to the location of said unit; however, the specific dimensions thereof are more particularly described on an individual plat prepared by Arbor Engineering dated June 1, 1984 and recorded simultaneously herewith.

This being the same property conveyed to mortgagor herein by deed of Heritage Park Developers, a South Carolina General Partnership bearing even date and recorded simultaneously herewith.

Tax Map Number: (portion of) 4-1-12 and 13

Address: P. O. Drawer 1136, Aiken, S. C. 29802

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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 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.

