

MORTGAGE OF REAL ESTATE—Office of the Clerk of Court, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
JAN 8 4 30 PM '74  
JOHN C. HANCOCK  
C.L.K.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James A. Seale and Judy R. Seale

(hereinafter referred to as Mortgagor) is well and truly indebted unto Aiken-Speir, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-Eight Thousand and No/100ths

Dollars (\$ 38,000.00 ) due and payable

in 360 monthly installments in the amount of \$278.92 a month, commencing December 1, 1974 and continuing on the 1st day of each successive month until paid in full

with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and lying and being on the eastern side of Bridgeton Drive and being known and designated as Lot No. 67 of Stratton Place, a plat of which is recorded in the RMC Office for Greenville County in Plat Book 4R at Pages 36 and 37 and being more particularly described according to a more recent plat entitled Property of James A. Seale and Judy R. Seale by Freeland & Associates dated September 27, 1974, as follows:

BEGINNING at an iron pin on the east side of Bridgeton Drive at the joint front corner of Lots 66 and 67 and running thence with the line of Lot 66, S. 84-46 E. 160 feet to an iron pin; thence S. 5-14 W. 125 feet to an iron pin at the joint rear corner of Lots 68 and 67; thence with the line of Lot 68, N. 84-46 W. 160 feet to a point on the east side of Bridgeton Drive; thence with the east side of Bridgeton Drive, N. 5-14 E. 125 feet to an iron pin, the point of beginning.

And it is agreed between the parties hereto that in the event the property embraced by this mortgage is sold or otherwise conveyed by the Mortgagor prior to the time that the lien created hereby is fully satisfied, or if the title to such property shall become vested in any other person or entity in any manner whatsoever other than because of the death of the Mortgagor, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.

It is further agreed that if James A. Seale shall cease to be an employee of Bankers Trust of South Carolina, N.A., or a subsidiary, for any reason other than death, then and in such event, the remaining principal balance secured by this mortgage, together with all accrued interest, shall at once become due and payable, at the option of the legal holder hereof.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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