

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

MORTGAGE

This form is used in connection with mortgages insured under the new four-point provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID FRANCIS KLINE and IDELLA P. KLINE, hereinafter called the Mortgagor, send(s) greetings: xx
of Greenville, South Carolina
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 THOUSAND FOUR HUNDRED AND NO/100----- Dollars (\$30,400.00-----), with interest from date at the rate of 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., 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 Two Hundred Thirty-Three and 78/100----- Dollars (\$ 233.78-----), commencing on the first day of March, 1978, 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 February, 2008

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 successor, and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL those pieces, parcels or tracts of land, situate, lying and being on the Northern and Eastern sides of the Styles Road in O'Neal Township, Greenville County, South Carolina being shown as Lot No. 1 and part of Lot No. 2 containing 3.41 acres, more or less, on a plat of the property of David F. Kline and Idella P. Kline made by R. B. Bruce, Registered Surveyor for Carolina Surveying Company and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6-1 at Page 74 with the following described metes and bounds with more particular reference to aforesaid recorded plat.

BEGINNING at an Iron pin in the center of Styles Road and proceeding in a Northerly direction parallel to above described property N 26-34 E 86 feet to an Iron pin; thence continue running N 23-49 E 238 feet to a point; thence proceeding N 22-25 E 272.1 feet to a point; thence continuing N 9-57 W 75 feet to a pin; thence following said pin N 47-35 W 123.7; N 55-25 W 146.3 feet to a corner of Lot No. 1; thence proceeding from corner of Lot No. 1 S 6-10 W 422 feet to a pin near a creek; thence running along said creek S 35-00 W 110 feet; thence further following said line S 29-00 W 132 feet; thence running away from the creek S 0-01 E 78.8 feet to an Iron pin; thence proceeding from said pin S 62-31 E 179 feet to the beginning point.

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THIS being the same property conveyed to the Mortgagors herein by deed of Bobby G. Nixon and Juanita G. Nixon of even date, to be recorded herewith.

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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