

FILED
GREENVILLE CO. S. C.
MORTGAGE
AUG 4 38 PM '77
DONNIE S. TANKERSLEY
R.M.C.

Aiken-Speir, Inc.
P. O. Box 391
Florence, S. C. 29501

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 } ss:

BOOK 1405 PAGE 755

TO ALL WHOM THESE PRESENTS MAY CONCERN: Leslie E. Smith and Linda P. Smith,

of
Greenville County, 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 in-
corporated herein by reference, in the principal sum of Fifteen Thousand Four Hundred and
00/100-----Dollars (\$ 15,400.00), 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. P. O. Box 391
in Florence, S. C. 29501

or at such other place as the holder of the note may designate in writing, in monthly installments of One
Hundred Eighteen and 43/100-----Dollars (\$ 118.43),
commencing on the first day of September, 19 77, 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, 2007

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 Mort-
gagor 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 lot of land located in the County of
Greenville, State of South Carolina and lying and being in Gantt Township
and being known and designated as Lot No. 264, Section B of Property of
Woodfields, Inc., a subdivision located on the southwest side of Augusta
Road, and having according to a plat of said property by Piedmont Engineer-
ing Service, dated March 1, 1951, and being recorded in the R.M.C. Office
for Greenville County in Plat Book Z at Page 121, and having according to
a more recent plat entitled Harvey J. Earnhart, Jr. and Ara Faye Earnhart,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Foxhall Road, at the
joint front corner of Lots 265 and 264, which iron pin is situate 500 feet
southwest of the southwest intersection of Foxhall Road and North Beaver
Lane and running thence along the line of Lot 265, S. 55-30 E. 175 feet to
a point in the center of a branch, at the joint rear corner of Lots 265
and 264; thence along the branch as the line, the chord of which is S. 22-
30 W. 129.9 feet to a point in the center of said branch, at the joint
rear corner of Lots 263 and 264; thence along the line of Lot 263, N. 42-
30 W. 210.5 feet to an iron pin on the southeast side of Foxhall Road, at
the joint front corner of Lots 263 and 264; thence along the southeastern
side of Foxhall Road, N. 39-22 E. 40 feet; thence continuing along the said
Road, N. 34-30 E. 40 feet to an iron pin on the southeastern side of Foxhall
Road, the point of beginning.

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 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.

RESERVED

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