

GREENVILLE CO. S.C. MORTGAGE

AUG 27 11 10 AM '80

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.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, GORDON E. KEENE and PHILLIS W. KEENE

of Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN-SPEIR, INC.

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 TWO THOUSAND AND FIFTY and No/100----- Dollars (\$ 42,050.00).

with interest from date at the rate of ELEVEN and ONE-HALF----- per centum ( 11.5 %) 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. 29503 or at such other place as the holder of the note may designate in writing, in monthly installments of FOUR HUNDRED AND NINETY ONE and 56/100----- Dollars (\$ 491.56), commencing on the first day of October, 19 80, 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 September, 1995.

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 Mortgagor 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown as 2.2 acres on plat of Gordon E. Keene and Phillis W. Keene, prepared by Dalton and Neves Company, Engineers, dated July, 1980, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 80 at Page 83, and having the following dimensions:

Said lot fronts 170 feet on West Georgia Road, runs back to a depth of 602.4 feet on its eastern boundary, a depth of 557.8 feet on its western boundary, and is 181.7 feet across the rear.

This is the same property conveyed to the mortgagors herein by deed of W. G. Raines, dated June 3, 1974, and recorded June 11, 1974, in Greenville County Deed Book 1000 at Page 841.

ALSO, all that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown on the plat of Gordon E. Keene and Phillis W. Keene, prepared by Dalton and Neves Company, Engineers, dated August, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 80 at Page 44, and having the following metes and bounds, to-wit:

(SEE BACK 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 an 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.

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