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FILED
CO. S. C.
SEP 25 4 34 PM '80
WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.S.

MORTGAGE

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: Satoshi M. Powell and Margaret S. Powell

Greenville County, S. C. , 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 South Carolina , a corporation 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-nine Thousand Four Hundred and 00/100 ----- Dollars (\$49,400.00 -----),

with interest from date at the rate of Ten and one-half ----- per centum (--- 10.50 ---%) 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.

or at such other place as the holder of the note may designate in writing, in monthly installments ~~XXX~~ ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE ~~XXXXXXX~~ commencing on the first day of November 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 October, 2010. ******

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 State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being on the northern side of Oak Glen Drive, in the County of Greenville, State of South Carolina, known and designated as Lot No. 84 on plat of Oak Forest, Section #3, prepared by Dalton & Neves Co., dated April, 1979, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7C at Page 81, and on more recent plat by Heaner Engineering Co., Inc., dated September 18, 1980, and having, according to said more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Oak Glen Drive at the joint front corner of the premises herein described and Lot No. 85 and running thence with the line of Lot No. 85 N. 24-55 W. 188.5 feet to an iron pin at the joint rear corner of Lots Nos. 70, 84, and 85; thence with the line of Lot No. 70 N. 70-29 W. 50.0 feet to an iron pin at the joint rear corner of Lots Nos. 70 and 83; thence with Lot No. 83 S. 3-49 E. 200.7 feet to an iron pin on the northern side of Oak Glen Drive at the joint front corner of Lots Nos. 83 and 84; thence with the northern side of Oak Glen Drive the following courses and distances: S. 85-12 E. 30 feet to an iron pin; N. 84-06 E. 50 feet to an iron pin; N. 73-24 E. 35 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Westminster Company, Inc., dated September 25, 1980, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1134 at Page 246 on September 25, 1980.

**** DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$ 49,816.74.**
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.

Replaces Form FHA-2175M, which is Obsolete

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