

JAN 19 1970



BOOK 1146 PAGE 427

STATE OF SOUTH CAROLINA,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, STRUCTIONEERS, LIMITED
of the City of Columbia, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, the said Mortgagor is justly indebted to AIKEN LOAN & SECURITY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of One Hundred Thirty Thousand and No/100 (\$130,000.00) - - - DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said AIKEN LOAN & SECURITY COMPANY, in the City of Florence, in the State of South Carolina, of the sum of One Hundred Thirty Thousand and No/100 (\$130,000.00) - - - - - DOLLARS in words and figures as follows:

In monthly installments of One Thousand Two Hundred Ninety-Nine and 28/100 (\$1,299.28) Dollars each, commencing February 1, 1970, and continuing on the first day of each successive month with the final payment due on January 1, 1985. Out of each monthly installment, accrued interest to the due date of such installment shall be credited first with the remainder of such installment to be credited to principal.

Together with and in addition to the monthly payments of principal and interest payable under the terms of the Note secured hereby, the mortgagor covenants and agrees to pay to the mortgagee, on the first day of

each month until the said Note is fully paid, a sum equal to the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the mortgagee), less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such premiums, taxes and assessments will become delinquent, such sums to be held by the mortgagee in trust to pay said premiums, taxes and special assessments.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said Note and for the better securing the payment of the said sum of money mentioned in the said Note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey, and release unto the said Mortgagee and to its successors, legal representatives and assigns forever:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tract No. 3-A, on a plat of property of Gertrude G. Howell, dated December 11, 1968, prepared by C. O. Riddle, Surveyor, of record in the RMC office for Greenville County in Plat Book WWW at Page 43. Said lot is more particularly shown and designated on a plat prepared for Structioneers, Limited, by C. O. Riddle, Reg. L.S., dated December 2, 1969, to be recorded. Said lot having the following measurements and boundaries as shown on the last described plat, to-wit: Beginning at an iron pin at the Southwestern corner of Tract 3A and running North 25 degrees, 33 minutes West along Tract 3 for a distance of Five Hundred Eighty-Nine and Six-Tenths (589.6') feet to an iron pin; thence turning and running North 63 degrees, 57 minutes East along property of Dora Thompson Ballenger for a distance of Two Hundred (200') feet to an iron pin; thence turning and running South 25 degrees, 33 minutes East for a distance of Five Hundred Ninety-One and One-Tenth