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

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# MORTGAGE

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: James G. Fish and Jeanette H. Fish

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 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 Thirty-Seven Thousand Eight Hundred and No/100 Dollars (\$ 37,800.00), 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 Ninety and 68/100 Dollars (\$ 290.68), commencing on the first day of March, 19 78, 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 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 in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Reid School Road and being the major portion of Lot No. 85 and an additional triangular piece of property fronting on Reid School Road, being shown on a plat entitled "Property of James G. Fish and Jeanette H. Fish", prepared by Carolina Surveying Company, dated January 27, 1978, recorded in the RMC Office for Greenville County in Plat Book 6-L at Page 76, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Reid School Road, said pin being 236.1 feet east of the intersection of Reid School Road and the center line of Edwards Hill Road and running thence S.00-48 E. 165.4 feet to an iron pin; thence S.88-31 W. 100 feet to an iron pin; thence N.00-37 W. 155.2 feet to an iron pin on the southern side of Reid School Road; thence with the southern side of said Road, N.83-34 E. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Donald H. Rex, Jr. and Patricia M. Rex recorded in the RMC Office for Greenville County on January 30, 1978.

THE mailing address of the Mortgagee herein is P. O. Drawer 391, Florence, S. C. 29501.

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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