

1507-803

VA Form 26-4118 (Home Loan)  
Revised September 1975. Use Optional.  
Section 1519, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

SOUTH CAROLINA

RECORDED  
10 AM '80  
SOUTH CAROLINA

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

WHEREAS: Larry J. Grogan and Vicki M. Grogan

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Aiken-Speir, Inc., a corporation organized and existing under the laws of South Carolina, hereinafter called 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 Fifty four thousand and 00/100 ----- Dollars (\$ 54,000.00 ), with interest from date at the rate of Eleven & one-half per centum (11.5 %) per annum until paid, said principal and interest being payable at the office of Aiken-Speir, Inc. in Florence, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Five hundred thirty five and 14/100 ----- Dollars (\$ 535.14 ), commencing on the first day of September, 1980, and continuing 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, 2010.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being a rear portion of lot designated as "Grady Holcombe" and Lot No. 24, Section 3, Timberlake, according to a plat thereof prepared by Dalton & Neves, Engineers, May, 1956 and recorded in the RMC Office for Greenville County in Plat Book EE at Page 4, and having according to said plat, the following mete and bounds, to wit:

Beginning at an iron pin on the western side of Sedgefield Drive, which iron pin is 160 feet North from the northwestern intersection of Spartanburg Road and Sedgefield Drive; thence with the western side of said Sedgefield Drive, N. 11-31 W. 102.1 feet to the corner of Lot No. 23; thence with the line of Lot No. 23, S. 76-11 W. 262.5 feet to an iron pin, rear corner lots nos. 24 and 25; thence with the joint line of said lots, S. 13-37 E. 57.1 feet to an iron pin in the line of Lot No. 25; thence along a new line across Lot No. 24 S. 88-16 E. 113.4 feet to an iron pin in the East line of Lot No. 24; thence along a new line through lot marked "Grady Holcombe", N. 81-53 E. 150.3 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Sue M. Francis dated July 15, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1129 at Page 275.

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Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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