

MAIL TO
GADDY & DAVENPORT
P. O. BOX 10267
GREENVILLE, S. C.

FILED
GREENVILLE CO. S. C.

JUN 10 10 32 AM '74

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

REC-1313 FILE 137
23934-C
BOOK 59 PAGE 474

THIS MORTGAGE is made this 7th day of June, 1974,
between the Mortgagor, Emmitt L. Simmons, Jr., and Wanda B. Simmons

and the Mortgagee, AIKEN-SPEIR, INC. (herein "Borrower"),
organized and existing under the laws of the State of South Carolina, whose address
is Florence, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand
Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,

Cancelled
Donnie S. Tankersley
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The debt secured by the instrument having been paid
in full, the said instrument is hereby declared fully satisfied and
the lien in the same is hereby released. In witness whereof, Aiken-Speir, Inc.
has executed this instrument in its name and under its seal
this 1 day of June, 1974.



SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
AIKEN-SPEIR, INC.
Thad Gaddy
Notary Public for S. C.
My Commission expires _____
Thad Gaddy
Vice President

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.

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