

FILED GREENVILLE CO. S. C.

DEC 5 10 23 AM 1950

STATE OF SOUTH CAROLINA,

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, HUBERT M. SWAFFORD of the City of Greenville, 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 Twelve Thousand Six Hundred (\$12,600.00) 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 Twelve Thousand Six Hundred (\$12,600.00) DOLLARS in words and figures as follows:

In monthly installments of Eighty-one and 19/100 Dollars (\$81.19) commencing on the first day of February 1961, 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 January 1986. 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.

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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 74 on plat of Section 2, of Orchard Acres subdivision, recorded in the RMC Office for Greenville County, S. C., in plat book MM page 147, said lot having a frontage of 84.8 feet on the west side of Fairhaven Drive, a depth of 159.9 feet on the south side, a depth of 136 feet on the north side, and a rear width of 102.2 feet.

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.

See Comment See C. M. Book 863 Page 532