

# MORTGAGE

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GREENVILLE CO. S. C.

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA } 19 3 24 PM '76  
COUNTY OF GREENVILLE }

DOANIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARSHALL PARKER and DIANE M. PARKER of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Aiken-Speir, Inc.

organized and existing under the laws of South Carolina, a corporation  
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 Nineteen Thousand Two Hundred Fifty and no/100-----Dollars (\$ 19,250.00 ) with interest from date at the rate of eight and three-fourths per centum ( 8 3/4 %) 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, in monthly installments of One Hundred Fifty-One and 50/100-----Dollars (\$ 151.50 ), commencing on the first day of May, 1976, 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 April, 2006.

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 situate, lying and being on the northwestern side of Tipperary Lane in the County of Greenville, State of South Carolina being shown and designated as Lot 10 and a portion of Lot 9 of Block C on plat of Mayfair Estates recorded in the R. M. C. Office of Greenville County in Plat Book S at Pages 72 and 73 and being described on a more recent plat of Marshall Parker and Diane M. Parker, dated March 12, 1976, prepared by Piedmont Engineers and Architects as follows:

BEGINNING at an iron pin on the northwestern side of Tipperary Lane at the joint front corner of Lots 10 and 11 and running thence with the common line of said lots N. 60-48 W. 150 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 10 and a portion of Lot 9 N. 29-12 E. 80 feet to an iron pin in the rear line of Lot 9; thence S. 60-48 E. 150 feet to an iron pin on the northwestern side of Tipperary Lane; thence along said lane S. 29-12 W. 80 feet to an iron pin, the point of beginning.

Derivation: Deed Book 993, Page 207.

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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