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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

FHA case No.461-161037-203

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, RONALD K. PETERSON & STACY S. PETERSON

Route 9, Quail Trail, Greenville, S.C. hereinafter called the Mortgagor, send greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN-SPEIR, INC.

a corporation organized and existing under the laws 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 FORTY ONE THOUSAND ---------- Dollars ($ 41,000.00), with interest from date at the rate of nine and one-half per centum (9½) per annum until paid, said principal and interest being payable at the office of: Aiken-Speir, Inc.
PO Box 391 Florence, S. C. 29503
or at such other place as the holder of the note may designate in writing, in monthly installments of THREE HUNDRED FORTY FOUR & 81/100 ---------- Dollars ($ 344.81), on the first day of MARCH, 19 79, 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 2009.

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 in Greenville County, South Carolina, shown and designated as Lot No. 24, Section 1, shown on a plat of the subdivision of R. G. PACE PROPERTY recorded in the RMC Office for Greenville County in plat book ZZZ page 129.

This is the same lot conveyed to mortgagors by R. Kenneth Sprouse and Martha J. Sprouse by deed of even date herewith, to be recorded.

DOCUMENTARY STAMP TAX 16.40

TO HAVE AND TO HOLD unto the Mortgagee, its successors and assigns, forever, the said premises, together with all the rights, privileges, tenements, hereditaments, easements, appurtenances, and all other rights and interests belonging to the premises, or in any way appertaining thereto, and all fixtures now or hereafter attached to or used in connection with the premises, and all proceeds, rents, issues and profits from the premises, and all rents, issues and profits which may become due and payable to the Mortgagor or to any other person or persons entitled to the same, and all proceeds payable under any policy of insurance covering the premises, and all other rights, powers, privileges, and immunities now or hereafter appertaining to the premises.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the indebtedness evidenced by the note and any late charges, prepayment fees, or other charges payable under the note or this mortgage. Payments are to be made in the manner and at the place prescribed in the note. Unless otherwise provided in the note, payments will be applied first to late charges, then to interest, then to principal. Monthly payments of principal and interest are to be applied to interest on the unpaid principal balance and then to principal. If any payment is not made within ten days after the date when due, the Mortgagee may collect a late charge not to exceed four cents for each dollar so overdue to cover the additional expense involved in handling delinquent payments.