CONTROL MARKET THE

ORTGAGE

îsa 9 10 11 #1! 170 CRIMA STANNERGLANOUSS. COUNTERSEGREENVILLE

commencing on the first day of April

State of South Condition

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES A. SPEECHER AND MARY R. SPEECHER

Greenville County, South Carolina , bereinafter called the Mortgagor, send(s) greetings:

WHI REAS, the Mortgagor is well and truly indebted unto

AIKEN-SPEIR, INC.

, a corporation organized and existing under the laws of the State of South Carolina , hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorrorated herein by reference, in the principal sum of THIRTY - FOUR THOUSAND FOUR HUNDRED), with interest from date at the rate ".) per annum until paid, said principal per centum (9.50 ** NINE AND ONE-HALF and interest being parable at the office of AIKEN-SPEIR, INC. 🐃 llorence, South Carolina or at such other place as the holder of the note may designate in writing, in morthly installments of TWO HUNDRED . 14 79, and on the first day of each month thereafter until

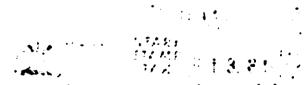
shall be due and payable on the first day of March NOW, KNOW ALL MIN. That the Mortgager, in consideration of the aforesaid debt and for better securing the payment thereof to the Westgaree, and also in consideration of the further sum of Three Dollars (\$3) to the Wortyears in hand well and truly paid by the Morteague at and before the scaling and delivery of these presents, the recent whereof is hereby acknowledged, has granted, harrained, sold, and released, and by these presents does erant, bergern, self, and release unto the Merteagon, its successors and assigns, the following-described real estate situated in the County of GREENVILLE

the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 8 on plat of PINEY RIPGE, recorded in Plat Book CC at page 11, and also on a more recent plat of Property of James A. Speicher, dated February 5, 1979, prepared by Freeland & Associates, and recorded in Plat book 6-Z at page 63, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Gaywood Drive, joint front corner with Lot 7, which point is 230 feet, more or less, to Woodland Lane, and running thence N. 47-00 W., 170.0 feet to an iron pin; thence turning and running along the rear line of lot 8, N. 43.00 F., 80.0 feet to an iron pin; thence running along the common line of lots 8 and 7, S. 47-00 E., 170.0 feet to an iron pin on Caywood Drive; thence along said brive, S.43-90 k., 83.0 feet to an iron pin, being the point of beginning.

this is the identical property conveyed to the mortgagors by deed of Jimmy L. Stephens, to be recorded of even datcherewith.



Together with all and singular the rights, more bers, 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 beating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in e enection with the real estate herest described

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgapee, its successors and assigns district et

The Mortragor covenants that he is lawfully seized of the premises bereinabove described in fee simple abvolute, 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 encambrances whatsoever. The Mortgager further covenants to warrant and forever detend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all percons whomsoever lawfully claiming the same or any part thereof.

The Mortengor 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 resturity, proceeded, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

FHA 2175M (1 78)