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MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

WHEREAS: We, ALVIN WAYNE SIMMONS & JANICE P. SIMMONS,

of
Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to
AIKEN-SPEIR, INC.

, a corporation
organised and existing under the laws of the state of South Carolina, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of FIFTEEN THOUSAND FIVE HUNDRED AND NO/100
----- Dollars (\$ 15,500.00), with interest from date at the rate of
nine & one-half per centum (9½ %) per annum until paid, said principal and interest being payable
at the office of Aiken-Speir, Inc., P. O. Box 391,
in Florence, S. C. 29503, or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Forty-
four and 62/100----- Dollars (\$ 144.62), commencing on the first day of
April, 1979, and continuing 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 March, 1999.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property situated in the county of Greenville
State of South Carolina;

ALL that piece, parcel or lot of land with all improvements thereon
situate, lying and being in or near Greenville, in County of Greenville,
South Carolina, being more particularly described as Lot No. 432, Section 2,
shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Green-
ville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C.,
February, 1959, and recorded in Office of the RMC for Greenville County
in Plat Book QQ, pages 56-59. According to said plat the within described
lot is also known as No. 33 Ross Street and fronts thereon 62 feet.

This being the same property conveyed to the Mortgagors herein by deed
of Martin D. Lawless, Jr. of even date herewith and recorded in the RMC
Office for Greenville County simultaneously herewith.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentioned;