

FILED
GREENVILLE CO. S. C.

JUL 11 2 26 PM '74

SOUTH CAROLINA
FHA FORM NO. 2175B
(Rev. March 1971)

BONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

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, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAVAR T. GEARING and MYRTLE GEARING of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Collateral Investment Company,

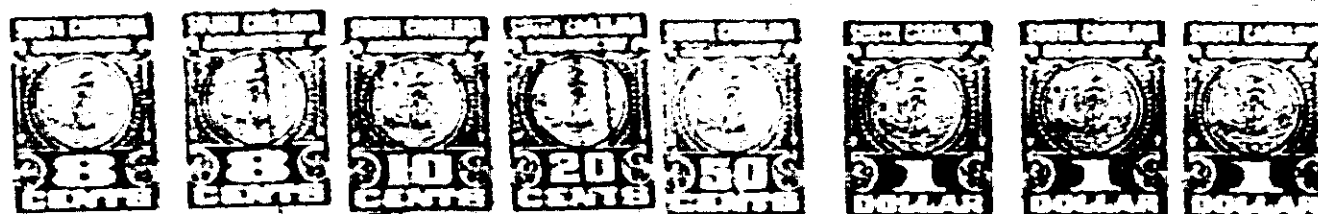
a corporation
organized and existing under the laws of Alabama, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Nine Thousand Nine Hundred and no/100 -----
Dollars (\$ 9,900.00), with interest from date at the rate
of Nine per centum (9 %) per annum until paid, said principal
and interest being payable at the office of Collateral Investment Company
in Birmingham, Alabama

or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-nine
and 70/100 ----- Dollars (\$ 79.70),
commencing on the first day of August, 19 74, 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 July, 2004.

NOT 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 Mort-
gagor 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 the County of Greenville,
in Chick Springs Township, within the City limits of Greer, on the North side of Hammond
Avenue, State of South Carolina, and being known and designated as Lot No. 14 on plat
made for B. G. and A. B. Johnson by J. H. Atkins, Surveyor, dated March 25-27, 1946,
which plat has been recorded in the RMC Office for Greenville County in Plat Book Q,
Page 17, and having the following metes and bounds, to-wit:

BEGINNING at a stake on the North side of Hammond Avenue, at the joint front corner of
Lots No. 14 and 15 and running thence S. 89-21 W. 60.05 feet along the north side of
Hammond Avenue to the joint corner of Lots No. 13 and 14; thence N. 1-32 E. 163.8 feet
as the common line of Lots Nos. 13 and 14; thence S. 89-00 E 60 feet to the rear corner
of Lot No. 15; thence S 1-32 W 162 feet as the common line of Lots Nos. 15 and 16 to
the beginning corner.



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 ab-
solute, 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 fur-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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 date on the first day of any month prior
to maturity, or to make such other payments as may be agreed upon in writing by the parties, such privilege as given at least thirty
days before the maturity of the debt, and in no event shall the debt be paid in full prior to maturity, and

0804

4328 RV-2