

GREENVILLE CO. S. C.

JUN 11 4 42 PM '74

DONNIE S. TANKER  
R.M.C.

**MORTGAGE**

BOOK 1313 PAGE 317

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

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

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

BOOK 1321 PAGE 177

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joseph M. Nabors and  
Frankie J. Nabors 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 incorporated herein by reference, in the principal sum of Twelve Thousand Two Hundred and No/100----- Dollars (\$12,200.00-----), with interest from date at the rate of eight & three-fourths per centum (---8 3/4 %) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company, 2233 Fourth Avenue, North in Birmingham, Alabama or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Seven and 85/100----- Dollars (\$107.85-----), commencing on the first day of August, 1974, 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, 1994.

*J.M.N.*

*J.M.N. F.J.N.*

*Constitution may be on to pay-off or 4 days after approved by Joseph M. Nabors & Frankie J. Nabors*

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 in Greenville Township, Greenville City, State of South Carolina being shown as all of Lot 56 on plat of Dukeland Park, property of Colonia Company, which plat was prepared by Dalton & Neves, Engs., in June, 1940 and is recorded in the RMC Office for Greenville County in Plat Book J at Pages 220 and 221, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Dukeland Drive, joint front corner of Lots 56 and 57 thence along the line of Lot 57 N. 35-42 W. 168.0 feet to an iron pin in Langston Creek; thence along the center of said creek, the traverse course being N. 71-33 E. 52.3 feet to an iron pin in said creek; thence along the line of Lot 55 S. 35-42 E. 152.5 feet to an iron pin on the north side of Dukeland Drive; thence along the north side of said drive S. 54-18 W. 50.0 feet to the point of beginning.



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, and, provided, further, that in the event the debt is paid in full prior to maturity and

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