

SOUTH CAROLINA
RECORDS AND DEEDS
GREENVILLE COUNTY

MORTGAGE

1326 4.483

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WILLIAM CARL SEYMOUR AND PRISCILLA DIANNE SEYMOUR
GREENVILLE, SOUTH CAROLINA

hereinafter called the Mortgagor, send these presents

WHEREAS the Mortgagor is well and truly indebted unto

COLLATERAL INVESTMENT COMPANY

a corporation

organized and existing under the laws of **the State 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 **EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100-----Dollars (\$ 18,500.00** with interest from date at the rate of **NINE AND ONE-HALF** per centum **9 1/2** per annum until paid, said principal and interest being payable at the office of **Collateral Investment Company, 2233 Fourth Avenue North** in **Birmingham, Alabama 35203** or at such other place as the holder of the note may designate in writing, in monthly installments of **ONE HUNDRED FIFTY-FIVE AND 58/100-----Dollars (\$ 155.58** commencing on the first day of **December** 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 **November** 2004

NOT KNOWN ALL MEN. That the Mortgagor, in consideration of the above said 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 Mortgagee in hand well and truly paid by the Mortgagor 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 certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 94 on a plat of Oak-Crest subdivision prepared by C.C. Jones, Engineer, recorded in the R.M.C. Office for Greenville County in Plat Book "GG", at pages 130 and 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of McLendon Drive at the joint front corner of Lots Nos. 93 and 94, which iron pin is situate 448.8 feet northeast of the intersection of McLendon Drive and Florida Avenue, and running thence along the line of Lot No. 93, N. 29-58 W. 150 feet to an iron pin in the rear corner of Lot No. 93; thence N. 60-02 E. 80 feet to an iron pin at the rear corner of Lot No. 95; thence along the line of Lot No. 95, S. 29-58 E. 150 feet to an iron pin on the northwestern side of McLendon Drive; thence with McLendon Drive, S. 60-02 W. 80 feet to the point of beginning.

The mortgagor covenants and agrees so long as this mortgage and the said note secured hereby are insured under the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgage property on the basis of race, color, or creed. Upon any violation of this undertaking, the mortgagee may at its option, declare the unpaid balance of the mortgage immediately due and pay-able 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.

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