

MORTGAGE

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

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } 557

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Larry G. Phillips**

**Greenville, S. C.**

of  
, 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 \_\_\_\_\_, 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 **Twenty Thousand Eight Hundred Fifty**  
**and 00/100** ----- Dollars (\$ **20,850.00** ), with interest from date at the rate  
of **eight and one-fourth** per centum ( **8 1/4** %) 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 **One**  
**Hundred Fifty-six and 79/100** ----- Dollars (\$ **156.79** ),  
commencing on the first day of **January**, 19 **75**, 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 **December**, 20**04**

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 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 8 on Plat of Valleybrook Subdivision, prepared by R. B. Bruce, R.L.S., dated November 24, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 60 and being described, according to said plat, more particularly, to-wit:**

**BEGINNING at an iron pin at the joint front corner of Lots 7 and 8 on the eastern side of Deer Creek Drive and running thence with the common line of said lots S. 65-49 E. 130 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot 8 S. 24-11 W. 75 feet to an iron pin at the joint rear corner of Lots 8 and 9; thence along the common line of said lots N. 65-49 W. 130 feet to an iron pin at the joint front corner of said lots on the eastern side of Deer Creek Drive; thence along said Drive N. 24-11 E. 75 feet to the point of beginning.**

**The above described property is conveyed subject to all restrictions, easements or rights-of-way existing or of record which affect the title to the above described property.**

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, **range or counter top unit & carpeting.**

**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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