

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

MORTGAGE

This form is used in connection with a mortgage insured under the new 40-year-old provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: CALVIN E. MASON AND
MARGARET T. MASON
of
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

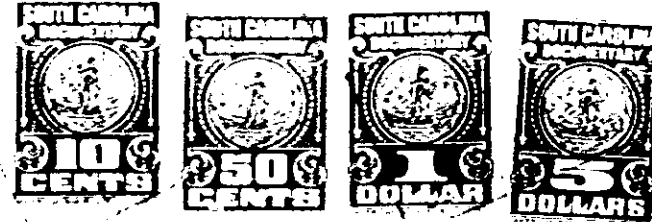
WHEREAS, the Mortgagor is well and truly indebted unto COLLATERAL INVESTMENT COMPANY
a corporation
organized and existing under the laws of Alabama, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of SIXTEEN THOUSAND FIVE HUNDRED AND
NO/100----- Dollars (\$ 16,500.00), with interest from date at the rate
of eight and one-half per centum (8 1/2 %) 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 TWENTY SIX AND 89/100 ----- Dollars (\$ 126.89),
commencing on the first day of May, 1975, 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 April, 2005.

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 piece, parcel or lot of land in the State of South Carolina,
County of Greenville, being known and designated as Lot No. 12 and the
southern one-half of Lot No. 13 on Plat of Sunset Heights, recorded in
the RMC Office for Greenville County in Plat Book 00 at pages 314-316,
and also shown on a more recent plat entitled "Property of Calvin E.
Mason and Margaret T. Mason" dated February 12, 1975 and having, accord-
ing to the more recent plat prepared by Carolina Engineering Co., the
following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Looneybrook Drive
at the joint front corner of Lots No. 11 and 12; thence along said
Looneybrook Drive, N. 24-00 W., 135 feet to an iron pin; thence N. 66-
0 E., 180 feet to an iron pin; thence S. 24-0 E., 135 feet to an iron
pin at the joint rear corner of Lots No. 11 and 12; thence S. 66-0 W.,
180 feet to an iron pin on the northeastern side of Looneybrook Drive,
being 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 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 for-
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 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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