

JUN 15 3 06 PM '76
MORTGAGE
 DONOR'S OFFICE
 R.M.C.

BOOK 1370 PAGE 280

SOUTH CAROLINA
 FHA FORM NO. 2175M
 (Rev. September 1972)

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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SHERMAN L. LAWRENCE and JOSEPHINE D. LAWRENCE 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
 , hereinafter
 organized and existing under the laws of Alabama
 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-FIVE THOUSAND SEVEN HUNDRED**
FIFTY AND NO/100 -----Dollars (\$ 25,750.00), with interest from date at the rate
 of **Eight & 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 NINETY-EIGHT & 02/100 ----- Dollars (\$ 198.02),
 commencing on the first day of **July**, 1976, 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 **June, 2006**

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: near the City of Greenville, being known and designated
 as Lot No. 242 on Plat of Augusta Acres, plat of which is recorded in
 R.M.C. Office for Greenville County, Plat Book S, at Page 201, and
 having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Churchill Circle, joint
 corner Lots No. 241 and 242 and running thence N. 52-20 W. 153-feet
 to an iron pin; thence S. 89-27 W. 67.4-feet to an iron pin, joint
 corner Lots No. 242 and 243; thence S. 16-41 E. 192.6-feet to an
 iron pin on the northerly side of Meadors Avenue; thence with
 Meadors Avenue; thence with Meadors Avenue N. 61-47 E. 93-feet
 to an iron pin; thence continuing with Meadors Avenue N. 44-54
 E. 67-feet to an iron pin, the point of beginning.

"The mortgagors covenant and agree so long as this mortgage and ^{5,10.32}
 the said note secured hereby are insured under the National Housing Act, they
 will not execute or file for record any instrument which imposes a
 restriction upon the sale of
 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 payable."



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.