

Collateral Investment Company
2233 Fourth Avenue, North
Birmingham, Alabama 35203
SOUTH CAROLINA
FHA FORM NO. 2175m
(Rev. March 1971)

1354 796

MORTGAGE

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Dec 9 4 04 PM '76

TO ALL WHOM THESE PRESENTS MAY COME
Dennis C. Zeiger
Greenville, South Carolina

BY: S. TANKERSLEY
R.M.C.

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 Nineteen Thousand Three Hundred Fifty and No/100 Dollars (\$ 19,350.00), with interest from date at the rate of Eight per centum (8 %) 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 Forty-two and 03/100 Dollars (\$ 142.03), commencing on the first day of February, 19 77, 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 January, 2007.

NOT, 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and known and designated as the norther portion of Lot No. 36 of Section C of property of Stone Land Company, lying at the corner of Croft and Wilton Streets as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A at Page 341 and having the following metes and bounds, to-wit:

BEGINNING at a stake at the southwestern corner of Croft and Wilton Streets and running thence along Croft Street N. 83-13 W., 108.75 feet; thence S. 1-41 W., 75 feet to an iron pin; thence S. 83-13 E., 108.75 feet to an iron pin on Wilton Street; thence with Wilton Street N. 1-41 E., 75 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Kenton R. Smith recorded in the R.M.C. Office for Greenville County on December 4, 1976 in Deed Book 1047 at Page 642 and deed of Royce D. Smith recorded in the R.M.C. Office for Greenville County on December 9, 1976 in Deed Book 1047 at Page 641.

DOCUMENTARY
STAMP
TAX
07.10
FB 11218

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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