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

MORTGAGE

1393 PAGE 625

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

APR 4 9 53 AM '77

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

ss:

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George H. Austin and Lois S. Austin of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Collateral Investment Company, its successors and assigns, as their interest may appear,

organized and existing under the laws of Alabama, a corporation, 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 --Twenty One Thousand Nine Hundred & No/100----- Dollars (\$ 21,900.00--), 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 Sixty and 75/100----- Dollars (\$ 160.75-----), commencing on the first day of May, 1977, 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, 2007.

NOV, 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, in the City of Greenville, State of South Carolina: and being shown and designated as the Northern 45 feet of Lot 69 and the Southern 30 feet of Lot 70, on a plat of Pleasant Valley Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book BB, at Page 163, and being more particularly described in accordance with a plat prepared by R. B. Bruce, RLS, dated March 30, 1977, to-wit:

BEGINNING at an iron pin on the East side of Penrose Avenue in the center of the front line of Lot 70 and running thence through the center of Lot 70, N.69-31 E. 175 feet to an iron pin in the center of the rear line of Lot 70; running thence S. 20-29 E. 75 feet to an iron pin in the rear line of Lot 69 and running thence through Lot 69 S. 69-31 W. 175 feet to an iron pin on the East side of Penrose Avenue; running thence along Penrose Avenue N. 20-29 W. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Jerome W. Burke and Charlene T. Burke, dated March 31, 1977, and to be recorded of even date herewith.

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SOUTH CAROLINA
DOCUMENTARY
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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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