

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

MORTGAGE

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

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MAR 11 4 50 PM '77

TO ALL WHOM THESE PRESENTS MAY COME DONNIE S. TANKERSLEY
R.M.C.

Wayne A. Plumier, Jr. and Cheryl G. Plumier 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 Fifteen Thousand Nine Hundred and no/100
Dollars (\$ 15,900.00), with interest from date at the rate
of Eight per centum (8.00 %) 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
Sixteen and 71/100 Dollars (\$ 116.71).
commencing on the first day of April , 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 March , 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 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:

5995746 40

ALL that certain piece, parcel or lot of land with all improvements thereon,
situate, lying and being in Greenville County, South Carolina, on the eastern
side of MacNeas Drive, being known and designated as lot 4 and part of 3 of
Royal Oaks subdivision, a plat of which subdivision is recorded in the R.M.C.
Office for Greenville County in Plat Book QQ at page 117 and having the
following metes and bounds according to a more recent plat thereof entitled
"Property of David L. Mason" dated April 10, 1968, prepared by R.B. Bruce,
RLS, recorded in the R.M.C. Office for Greenville County, in Plat Book XXX
at page 115:

300 M

BEGINNING at an iron pin on the eastern side of MacNeas Drive at the joint
front corner of lots 4 and 5 and running thence with the eastern side of
MacNeas Drive, N. 19-25 W., 100 feet to an iron pin; thence N. 70-35 E.,
150 feet to an iron pin; thence S. 19-25 E., 100 feet to an iron pin at
the joint rear corner of lots 4 and 5; thence with the line of lot 5, S.
70-35 W., 150 feet to the point of beginning.

This is the same property as was conveyed to Grantor herein by Edna G. Scifres
deed dated January 21, 1976, and recorded in the R.M.C. Office for Greenville
County in Deed Book 1030 at page 468 on January 21, 1976.

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.

4328 RV-2J