

RECORDED
CO. S. C.
MAY 2 4 02 PM '80
R.M.C.

MORTGAGE

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: CALVIN SULLIVAN AND MARY ANN WILLIAMS

Greenville, 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 the State 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 Seventeen Thousand Five Hundred and No/100----- Dollars (\$ 17,500.00),

with interest from date at the rate of fourteen per centum (14 %) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company 2100 First Avenue, North in Birmingham, Alabama or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Seven and 38/100----- Dollars (\$ 207.38), commencing on the first day of June, 1980, 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 May, 2010

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 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville and being known as Property of Thelma W. Godfrey as shown on plat recorded in the R.M.C. Office for Greenville County in Deed Book 278, Page 20 and having, according to a more recent survey prepared by Freeland and Associates entitled Property of Calvin Sullivan and Mary Ann Williams recorded in the R.M.C. Office for Greenville County in Plat Book 72, Page 38, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Houston Street at an iron pin located 295 feet, more or less, from Tindal Avenue and running thence along Houston Street N. 1-50 E., 60 feet to an iron pin; thence running N. 89-40 E., 175 feet to an iron pin at the joint rear corner of said lot; thence along the rear of said lot S. 1-50 W., 60 feet to an iron pin; thence running S. 89-40 W., 175 feet to an iron pin, being the point of beginning.

This being the same property conveyed to the mortgagors by deed of Thelma W. Godfrey recorded in the R.M.C. Office for Greenville County on April 25, 1980, in Deed Book 1124, Page 648.

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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 an interest on the indebtedness evidenced by the said note, at the times and in the manner herein 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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