

SOUTH CAROLINA
FHA FORM NO. 2125M
Rev. September 1972

FILED
GREENVILLE CO. S.C.
MORTGAGE

1408 524

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

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } Collateral Investment Company
2233 Fourth Avenue, North
Birmingham, Alabama 35203

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James Floyd Nation and Earleen Clark 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
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 in-
corporated herein by reference, in the principal sum of Sixteen Thousand Four Hundred and
no/100-----Dollars (\$ 16,400.00), with interest from date at the rate
of eight and 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 Twenty-six and 12/100-----Dollars (\$126.12),
commencing on the first day of October 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 September 2007.

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:

ALL that certain piece, parcel or lot of land, with the buildings and improvements
thereon, situate, lying and being on the northeast side of Mauldin Street, near the
City of Greenville, in the County of Greenville, State of South Carolina, being known
and designated as Lot No. 8 of Block H, on a plat of Furman Investment Company property,
recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F, at
pages 159 and 160, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING an an iron pin on the northeast side of Mauldin Street, joint corner of Lots
Nos. 6 and 8 of Block H, said point also being 140 feet in a northwesterly direction
from the point where the northeast side of Mauldin Street intersects with the northwest
side of Patton Street, and running thence along the northeast side of Mauldin Street,
N. 37-40 W. 50 feet to an iron pin; thence with the line of Lot no. 10, N. 52-20 E.
157.18 feet to an iron pin; thence with the rear line of Lot No. 9, S. 38-15 E. 50.03
feet to an iron pin; thence with the line of Lot No. 6, S. 52-20 W. 157.57 feet to an
iron pin on the northeast side of Mauldin Street, the beginning corner.

THIS being the same property conveyed to Mary Jane K. Stack by deed of Woodrow G.
Whitfield and Syble J. Whitfield, recorded in the R.M.C. Office for Greenville County
on October 16, 1975, in Deed Book 1025 at page 894.

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.

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