

2233 Fourth Avenue, North
Birmingham, Alabama

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

RILEY & RILEY
MORTGAGE

FILED
GREENVILLE CO. S. C.

BOOK 1413 PAGE 919

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

OCT 28 2 11 PM '77
JONNE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Teddy L. Mashburn and Loyce W. Mashburn**

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 **Twenty-six Thousand, Three Hundred, Fifty and No/100-----Dollars (\$ 26,350.00**), with interest from date at the rate of **Eight & One-half** per centum (**8-1/2** %) per annum until paid, said principal and interest being payable at the office of **Collateral Investment Company, 2233 Fourth 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, Two and 63/100-----Dollars (\$ 202.63**), commencing on the first day of **December**, 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 **November, 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 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:

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ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 28 on plat of CANTERBURY SUBDIVISION, SECTION I, which plat is recorded in the RMC Office for Greenville County, SC in Plat Book 5D at Page 52, and having, according to a more recent plat dated October 21, 1977 and prepared by Carolina Surveying Company, which plat is recorded in the RMC Office for Greenville County, SC in Plat Book 6-F at Page 98, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the Northerly side of Sheffield Drive at the joint front corner of Lots 28 and 29 and running thence with the joint line of said Lots, N. 8-23-00 E. 132.37 feet to an iron pin on the line of Lot 45; thence with the line of Lot 45, S. 81-37-00 E. 73.88 feet to an iron pin; thence S. 8-23-00 W. 124.25 feet to an iron pin on the Northern side of Sheffield Drive; thence with the Northern side of Sheffield Drive, N. 87-54-10 W. 74.42 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of James Stephen Johnson, of even date, to be recorded herewith.

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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