

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

FILED
GREENVILLE CO. S. C.
MAR 17 12 38 PM '78
MORTGAGE

BOOK 1428 PAGE 222

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

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } S.S.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas A. Duncan and Katherine H. Duncan

Greenville County, S. C. , 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 Fifteen Thousand Five Hundred Fifty
and 00/100 ----- Dollars (\$15,550.00-----), with interest from date at the rate
of eight & three-fourths per centum (8 3/4 %) 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-seven and 98/100 ----- Dollars (\$127.98-----),
commencing on the first day of May , 1978 , 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, 2003

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 those pieces, parcels or lots of land situate, lying and being in the
County of Greenville, State of South Carolina, being known and designated
as Lot No. 20 and a portion of Lot No. 21 on plat of the Property of V.E.
Cox, dated 1950, and recorded in the RMC Office for Greenville County,
S. C. in Plat Book FF, at Page 78, and having, according to a more recent
plat entitled Property of Thomas A. Duncan and Katherine H. Duncan, dated
March 15, 1978, prepared by R. B. Bruce, R.S., the following courses
and distances:

BEGINNING at an iron pin on the eastern side of Vernon Street at the joint
front corner of Lots Nos. 19 and 20 and running thence with the line of
Lot No. 19 N. 55-30 E. 179.2 feet to an iron pin in the line of property
now or formerly of Heine; thence with the line of property now or formerly
of Heine S. 34-30 E. 60 feet to an iron pin; thence a new line through
Lot No. 21 S. 55-30 W. 179.2 feet to an iron pin on the eastern side of
Vernon Street; thence with the eastern side of Vernon Street N. 34-30 W.
60 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of
Michael L. Bennefield, dated March 15, 1978, and recorded in the RMC
Office for Greenville County, S. C. in Deed Book 1075, at Page 494
on March 17, 1978.

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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