

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

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, ss: 3 44 PM '78
COUNTY OF GREENVILLE JOHN E. S. TANKERSLEY
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONALD E. GREGOR AND DORIS J. GREGOR of
GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

COLONIAL MORTGAGE COMPANY

, a corporation hereinafter organized and existing under the laws of STATE OF SOUTH CAROLINA, 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 THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100's

Dollars (\$ 34,500.00), with interest from date at the rate of NINE per centum (9 %) per annum until paid, said principal

and interest being payable at the office of COLONIAL MORTGAGE COMPANY P. O. BOX 2571 in MONTGOMERY, ALABAMA

or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED SEVENTY-SEVEN AND 73/100's Dollars (\$ 277.73),

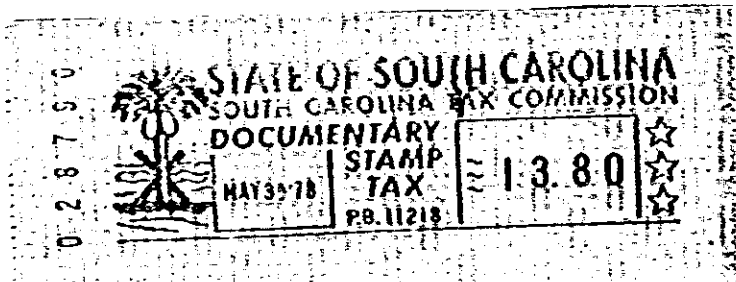
commencing on the first day of JULY, 1978, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of JUNE, 2008

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 piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, on the southwest side of Cardinal Drive and being known and designated as Lot No. 46 of Cardinal Park as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "W", at Page 27 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Cardinal Drive at the joint front corner of Lots Nos. 45 and 46 and running thence S. 64-02 W. 139.3 feet to an iron pin; thence S. 25-58 E. 70 feet to an iron pin; thence along the line of Lot No. 47, N. 64-02 E. 139.3 feet to an iron pin; thence along the line of Lot No. 47, N. 64-02 E. 139.3 feet to an iron pin; thence along the southwest side of Cardinal Drive, N. 25-58 W. 70 feet to the point of beginning.

This being the same property conveyed to the mortgagors by Deed from James F. Stephens Gail F. Stephens recorded in Deed Book 1020, Page 47, recorded on



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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