

1440-0001

MORTGAGE

This form is used in connection with mortgage insured under the new to our family provision of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Lawrence Childs and Carrie A. Childs

Greenville

of 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 incorporated herein by reference, in the principal sum of twenty-three thousand three hundred fifty and no/100-----Dollars (\$23,350.00), with interest from date at the rate of nine and one-half per centum (9.50 %) 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 ninety-six and 37/100-----Dollars (\$ 196.37), commencing on the first day of September, 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 August, 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 certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as Lot No. 18 of Map No. 6 of the property of Talmer Cordell according to a plat thereof prepared by Dalton and Neves in January, 1951 and recorded in the R. M. C. Office for Greenville County in Plat Book Z, at page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of McBee Boulevard at the joint corner of Lots 1 and 18, and running thence along the southeast side of McBee Boulevard, S. 65-21 W. 93.5 feet to an iron pin; thence along the curvature of McBee Boulevard as it converges with Bel Aire Drive, the chord of which is S. 43-14 W., 52.8 feet to an iron pin; thence continuing along the said curvature, the chord of which is S. 4-08 E., 52 feet to an iron pin on the northeastern side of Bel Aire Drive; thence along the northeastern side of Bel Aire Drive, S. 28-04 E. 35 feet to an iron pin at the joint front corner of Lots 18 and 17, thence along the line of Lot No. 17, N. 57-05 E. 181.7 feet to an iron pin on the rear line of Lot No. 1; thence along the rear line of Lot No. 1, N. 40-20 W. 80 feet to the beginning corner.

This is the same property conveyed to Lawrence Childs and Carrie A. Childs by deed from J. W. O'Bryant, dated August 9, 1978, and recorded August 10, 1978, in the R. M. C. Office for Greenville County in Deed Book 1085, page 31.

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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