

MORTGAGE

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

ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Herbert Cason, Johnny E. Smith and Frank T. Cason

Greenville, South Carolina 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 Thirty-one Thousand Six Hundred - - - - - Dollars (\$ 31,600.00 - - - - -), with interest from date at the rate of nine and one-half per centum (9½ %) 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 Two Hundred Sixty-five and 76/100 - - - - - Dollars (\$ 265.76 - - - - -), commencing on the first day of December, 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 November, 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, lying and being in Greenville County, South Carolina, known and designated as the major part of Lot 225 as shown on a plat of Addition 1 of South Forest Estates recorded in the R.M. C. Office for Greenville County in Plat Book EE at Page 195, and having the following metes and bounds, to wit:

Beginning at an iron pin on the northeast side of Plainfield Circle, joint corner of Lots 224 and 225; thence along the joint line of said lots N 37-24 E 226 feet; thence S 72-28 E 70.4 feet; thence with a new line S 3-58 E 197.4 feet to an iron pin in the line of Lot 226; thence with the line of said lot S 59-29 W 178.9 feet to Plainfield Circle; thence with said circle N 55-32 W 70 feet to the beginning point.

This is the same property heretofore conveyed to the Mortgagors herein by Fred W. Knebusch and Ruth M. Knebusch by deed dated October 23, 1978, and recorded October 30th, 1978, in the R.M.C. Office for Greenville County in Deed Book 19:90 at Page 722.

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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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