

Mortgagee's Address
2100 First Avenue, No.
Birmingham, AL 35203

MORTGAGE

BOOK 1504 PAGE 346

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

FHA 461-174013-203

STATE OF SOUTH CAROLINA }
COUNTY OF }
DO NOT WRITE IN THESE SPACES

JUL 7 10 38 AM '80
WALTERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ERIC L. McFALLS and
KATHY A. McFALLS

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 **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 **THIRTY-TWO THOUSAND THREE HUNDRED AND NO/100**-----
----- Dollars (\$ **32,300.00**)

with interest from date at the rate of **ELEVEN AND ONE-HALF** per centum (**11.5** %)
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 **THREE HUNDRED TWENTY**
AND 09/100----- Dollars (\$ **320.09**)
commencing on the first day of **July**, 19 **80**, and on the first day of each month thereafter until the prin-
cipal 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, 2010**.

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, bar-
gained, 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 lot of land situate on the southerly side of Brid-
well Road being shown on a plat of the Property of J & B Bldrs & Developers,
Inc. dated March 28, 1972, recorded in Plat Book 4-M at page 187 in the RMC
Office for Greenville County and having according to said plat the follow-
ing metes and bounds, to-wit:**

**BEGINNING at an iron pin at the corner of the intersection of Bridwell
Road and Richie Road and running thence with Richie Road S 41-28 E
117.5 feet to an iron pin; thence S 69-31 W 123.7 feet to an iron pin;
thence N 51-22 W 110.6 feet to an iron pin on Bridwell Road; thence with
said road N 63-25 E 139.2 feet to the point of beginning.**

**This is the same property conveyed to the mortgagors by deed of Gordon
E. Mann, to be recorded herewith.**

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENT NO. 12
JUL 12 1980

REASON
27079 DRM JPI
ERIC L. McFALLS, et al
506-6-1-8-2

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 encum-
brances 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 an interest on the indebtedness evidenced by the said note, at the times and in the
manner herein 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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