

MORTGAGE

This form is used in connection with mortgages insured under the new 40-hourly provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

NO 1689 REC 917

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LARRY R. LANDRETH AND PAMELA P. LANDRETH
Greenville, South Carolina

of
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto COLONIAL MORTGAGE COMPANY

organized and existing under the laws of Alabama, a corporation
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 ----- Dollars (\$40,000.00-----).
-- FORTY THOUSAND AND NO/100-----

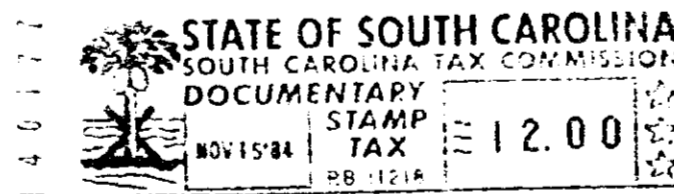
with interest from date at the rate of Thirteen and One-half----- per centum (13.50----- %)
per annum until paid, said principal and interest being payable at the office of COLONIAL MORTGAGE COMPANY,
P. O. Box 250-C in Montgomery, AL 36142
or at such other place as the holder of the note may designate in writing, in monthly installments of -----
-- Four Hundred Sixty-Six and 40/100----- Dollars (\$466.40-----),
commencing on the first day of January, 19 85, 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 December, 2009.

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 west side of Wembley Road, in the
City of Greenville, County of Greenville, State of South Carolina, known
as Lot No. 275 on plat of Section B of Gower Estates, made by R. K.
Campbell, Surveyor, December, 1961, and recorded in the R.M.C. Office
for Greenville County, S. C., in Plat Book XX, at Pages 36 and 37, and
having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the west side of Wembley Road at joint front
corner of Lots 274 and 275 and runs thence along the line of Lot 274,
N. 76-41 W. 176.5 feet to an iron pin; thence N. 13-19 E. 100 feet to
an iron pin; thence with the line of Lot 276, S. 76-41 E. 186.5 feet to
an iron pin on the west side of Wembley Road; thence along Wembley Road
S. 19-01 W. 100.5 feet to the beginning corner.

This being the same property conveyed to Mortgagors by deed from
Violette C. Weaver of even date to be recorded herewith.



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 and 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.