

SOUTH CAROLINA
FORM NO. 2175M
Rev. September 1972

JUN 20 4 28 PM '75
DONNIE S. TANKERSLEY
MORTGAGE

BOOK 1342 PAGE 243

This instrument is a mortgage
with mortgage insurance under the
provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN Thomas J. Moxie and Karen J. Moxie

Greenville, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS the Mortgagor is well and truly indebted unto Collateral Investment Company,
its successors and assigns, as their interest may appear,

organized and existing under the laws of Alabama, a corporation hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Thirty-one Thousand Nine Hundred
and no/100----- Dollars (\$ 31,900.00), with interest from date at the rate
of eight & one-half per centum (8½ %) per annum until paid, said principal
and interest being payable at the office of Collateral Investment Company, 2233 Fourth
Avenue, North in Birmingham, Alabama
or at such other place as the holder of the note may designate in writing, in monthly installments of Two
Hundred Forty-five and 31/100----- Dollars (\$ 245.31).
commencing on the first day of August, 1975, 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 July, 2005.

NOT, 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 Mort-
gagor 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, being shown and designated as PROPERTY
OF THOMAS J. MOXIE, plat of which is recorded in the RMC Office for
Greenville County, South Carolina, in Plat Book 541 at Page 67
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Appletree Court, at the
joint front corner of Lots 30 and 31 and running thence with the line of
Lot 31 N. 69-27 E. 128.21 feet to an iron pin; thence S. 2-26 W. 205 feet
to an iron pin; thence N. 75-00 W. 50 feet to an iron pin; thence N. 45-27
W. 144.87 feet to an iron pin on Appletree Court; thence with the curve of
Appletree Court, the radius of which is 50.0, 60.5 feet to the point of
beginning.



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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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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