This form is used in connection

with mortgages insured under the

one- to four-family provisions of

the National Housing Act.

DEC 13 11 34 AM 175

SOUTH CAROLINA FHA FORM NO. 2175m

DONNIE S. TANNERSUMORTGAGE

(Rev. March 1971) R.M.C MORTGAGEE ADDRESS: 2233 Four

2233 Fourth Avenue North Birmingham, Alabama 35203

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

irmingham, Alabama [ A, ]

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Martha Ellis

Greenville, South Carolina

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

WHEREAS, the Mortgagor is well and truly indebted unto COLLATERAL INVESTMENT COMPANY

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 Fifteen Thousand Six Hundred and No/100---
Dollars (\$ 15,600.00 ), with interest from date at the rate per centum ( 8 1/2 %) per annum until paid, said principal and interest being payable at the office of COLLATERAL INVESTMENT COMPANY

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 County of Greenville, State of South Carolina, being known and designated as Lot No. 5 as shown on a plat entitled "Property of Martha Ellis" prepared by R. B. Bruce, RLS of Carolina Surveying Co. dated December 3, 1976 and recorded in the RMC Office for Greenville County in Plat Book  $5 \, \text{L}$ , at page 23 and having such metes and bounds as shown thereon.

This being the same property conveyed unto the Mortgagor herein by deed from James Harvey Cleveland, Jr., John Baker Cleveland and Elizabeth Cleveland Livingston to be recorded of even date herewith.

This property is also known as Lot No. 5 of subdivision known as Mrs. H. D. Wilkins according to a plat recorded in the RMC Office for Greenville County in Plat Book F, at page 209.



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:

I. 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; and, provided, further, that in the event the debt is paid in full prior to maturity and

328 RV.23