SOUTH CAROLINA FHA FORM NO. 2175M (Rev. September 1972)

THE PROPERTY OF THE PARTY OF TH

## MORTGAGE FILED GREENVILLE CO. S. C

2233 Fourth Avenue North Birmingham, Ala. 35203

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, SEE 10 16 14 77 COUNTY OF GREENVILLE & S. TANKERSLEY

209x 1403 FACE 598

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, GARY PAUL ENSLEY and CAROLYN C.

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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 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 FIFTEEN THOUSAND and No/100-----Dollars (\$ 15,000.00 ), with interest from date at the rate of FIGHT and One-half \_\_\_\_ per centum ( o c %) per annum until paid, said principal

of EIGHT and one-half \_\_\_\_ per centum ( 8.5 %) per annum until paid and interest being payable at the office of Collateral Investment Company

NOV, KNOV 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:

N ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greer, in Greer Mill Village, Chick Springs Township, being shown and designated as Lot No. 18 on plat of property entitled "SUBDIVISION OF GREER MILL VILLAGE", made by Dalton & Neves, Engrs., dated January, 1951, recorded in the RMC Office for Greenville County in Plat Book Y, Pages 138 and 139, and being further shown on a more recent plat entitled PROPERTY OF GARY PAUL ENSLEY AND CAROLYN C. ENSLEY, by Freeland & Associates, dated July 6, 1977. Said lot is also known as No. 35 Hollis Street.

Said lot fronts 67 feet on the southern side of Pennsylvania Street (a/k/a Hollis Street), runs back to a depth of 210.8 feet on its eastern boundary, a depth of 234 feet on its western boundary, and is 70.7 feet across the rear.

This being the identical property conveyed to the mortgagors herein by deed of Charles E. Cantrell, dated July 8, 1977, to be recorded simultaneously herewith.

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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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