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SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

MORTGAGE

BOOK 1414 PAGE 337

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

FILED
GREENVILLE CO. S. C.

OCT 31 11 27 AM '77
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

Please mail

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405 Pelligru St.
Greenville, S. C. 29601
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TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES M. AND TINA M. REID, 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 SOUTH CAROLINA, 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----------Dollars ($ 32,000.00), with interest from date at the rate of EIGHT AND ONE HALF per centum (8-1/2 %) per annum until paid, said principal and interest being payable at the office of COLLATERAL INVESTMENT COMPANY in GREENVILLE, SOUTH CAROLINA, or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED AND FORTY-SIX AND 08/100---------- Dollars ($ 246.08), commencing on the first day of DECEMBER, 1977, 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 DECEMBER, 2007,

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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the southeastern side of Leake Street and being known and designated as Lot # 45 on a Plat of Bishop Heights, recorded in the RMC office for Greenville County in Plat Book BBB at page 171 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Leake Street at the joint rear corner of Lots Nos. 44 and 45, and running thence along the line of the said lots S. 64-14 E. 308.3 feet to an iron pin; thence N. 11-47 E. 125 feet to an iron pin; thence along the joint line of lots Nos. 45 and 46 N. 64-20 W. 278.1 feet to an iron pin on the southeastern side of Leake Street; thence along the said street S. 25-42 W. 110 feet to the point of beginning.

The above property is the same recorded at Book 1067, Page 569 in the R. M. C. Office for Greenville, having been conveyd to the Mortgagors herein by a deed on October 28, 1977 from Joseph C. and Margaret A. Ross.

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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