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BOOK 1426 PAGE 474

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

DONNIE S. TANKERSLEY  
**MORTGAGE**

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, }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES POLLARD, JR. AND CAROLYN B. POLLARD

Greenville, S.C.

of  
, 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 State of Alabama, a corporation  
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 TWENTY SEVEN THOUSAND FOUR HUNDRED AND No/100 -  
Dollars (\$ 27,400.00 ), with interest from date at the rate  
of Eight and Three Quarters per centum ( 8 3/4 %) 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 FIFTEEN AND 64/100 Dollars (\$ 215.64 ),  
commencing on the first day of May, 1978, 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 April, 2008.

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 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 certain piece, parcel or lot of land in the State of South Carolina, County  
of Greenville being shown and designated as Lot No. 57 on a Plat of Vardry Vale, Section  
II by Campbell and Clarkson, Surveyors dated March 17, 1969 recorded in the RMC Office  
for Greenville County in Plat Book WW at Page 53 and by a more recent plat of Property  
of James Pollard, Jr. and Carolyn B. Pollard dated March 20, 1978 prepared by Carolina  
Surveying Company and having according to the more recent plat, the following metes and  
bounds, to wit:

BEGINNING at an iron pin on the northwestern edge of Vedado Lane at the joint front  
corner of Lots 56 and 57 and running thence with the joint line of said lots, N. 56-01 W.,  
150.0 feet to an iron pin; thence N. 33-59 E., 90.0 feet to an iron pin on Vesta Drive;  
thence with the edge of Vesta Drive, S. 56-01 E., 70.0 feet to an iron pin; thence  
continuing with Vesta Drive, S. 53-11 E., 55.1 feet to an iron pin at the intersection of  
Vesta Drive and Vedado Lane; thence with said intersection, S. 7-50 E., 37.4 feet to an  
iron pin on Vedado Lane; thence with the edge of Vedado Lane, S. 33-59 W., 59.4 feet to  
an iron pin being the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Bobby G. Sexton and  
Company, Inc. recorded March 21, 1978 in Deed Book 1075 at Page 610 in the RMC  
Office for Greenville County.

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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