

REGULATION NO. 22
COMPLIED WITH
SOUTH CAROLINA
FHA FORM NO. 3176m
(Rev. March 1971)

BOOK 1270 PAGE 858

FILED
GREENVILLE CO. S. MORTGAGE

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

MAR 26 9 10 AM '73

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JACKERSLEY
R.F.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROSCOE J. DONALDSON AND MATTIE W. DONALDSON of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA NATIONAL MORTGAGE INVESTMENT
CO., INC.

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 in-
corporated herein by reference, in the principal sum of Thirteen Thousand Five Hundred and no/100ths
Dollars (\$ 13,500.00), with interest from date at the rate
of seven per centum (7 %) per annum until paid, said principal
and interest being payable at the office of Carolina National Mortgage Investment Co., Inc.
Post Office Box 935 in Charleston, South Carolina, 29402
or at such other place as the holder of the note may designate in writing, in monthly installments of
Eighty Nine and 91/100ths Dollars (\$ 89.91),
commencing on the first day of May, 19 73, 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, 2003

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: near the City of Greenville, on the Northern side of Pleasant Ridge
Avenue, being known and designated as Lot No. 25 as shown on a plat of Pleasant Valley
made by Dalton & Neves, April, 1946, and recorded in the R. H. C. Office for Greenville
County, South Carolina, in Plat Book P at Page 92. Said lot fronts 60 feet on the
Northern side of Pleasant Ridge Avenue, runs to a depth of 160 feet on its eastern and
western lines, and is 60 feet across the rear.

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