

SOUTH CAROLINA
FHA FORM NO. 2175A
REV. 5-22-64 (REV. 1-27-76)

MORTGAGE

This instrument is subject to the provisions of the Federal National Mortgage Act of 1934, as amended, and the Federal Reserve Act of 1913, as amended.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROBERT L. BUTLER AND WILLIE MAE BUTLER

Greenville, South Carolina

hereinafter called the Mortgagor, send(s) greeting(s)

WHEREAS, the Mortgagor is well and truly indebted unto **Collateral Investment Company**

a corporation 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 **Twenty-Five Thousand Six Hundred Fifty and No/100----- Dollars (\$ 25,650.00)** 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 **Birmingham, Alabama**

or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Ninety-Seven and 25/100----- Dollars (\$ 197.25)** commencing on the first day of **February** **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 **January, 2008**.

NOT 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 and well and truly paid by the Mortgagee at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released, and in 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 lot of land on the south side of **Plainfield Circle** and on the east side of **Pinefield Drive**, near the City of **Greenville**, in **Greenville County, South Carolina**, being shown as **Lot No. 142**, on plat of **South Forest Estates**, recorded in the **RMC Office for Greenville County, South Carolina**, in **Plat Book "GG"** at page **181**, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of **Plainfield Circle** at the joint front corner of **Lots 141 and 142**, and runs thence along the line of **Lot 141 S. 5-20 E. 135.3 feet** to an iron pin; thence **S. 84-41 W. 83 feet** to an iron pin on the east side of **Pinefield Drive**; thence along **Pinefield Drive N. 5-20 W. 114 feet** to an iron pin; thence with the curve of **Pinefield Drive and Plainfield Circle** (the chord being **N. 41-35 E. 36.4 feet**) to an iron pin on the south side of **Plainfield Circle**; thence along **Plainfield Circle, N. 88-21 E. 66.5 feet** to the beginning corner.

Deed of **Jack W. Lollis**, dated **December 21, 1977**, recorded **December 22, 1977**, in the **RMC Office for Greenville County, S. C.**, in **Deed Book 1070**, at page **607**.

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.

GR10

DF2277 1F20

4328 RV.2

0314