

GREENVILLE CO. S.C.

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

MORTGAGE
DONNIE S. LAMAR, CLEK
R.M.C.

2008 1429 REV 237
This form is used in connection with mortgages insured under the new automaticity provisions of the National Housing Act.

Mortgagee's address: 2233 Fourth Ave, North, Birmingham, Alabama 35203
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steven G. Stokes and Karen Stokes

Greenville County, South Carolina, 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 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-one Thousand Two Hundred Fifty and No/100** Dollars (\$ **21,250.00**), with interest from date at the rate of **eight & three-fourths** per centum (**8.75**) 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 Sixty-seven and 24/100** Dollars (\$ **167.24**), 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**.

NOT KNOWN 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: being shown and designated as the greater portion of **Lot 17** and all of **Lot 18** on plat of **San Souci Highlands** recorded in **Plat Book G** at **Page 126**, and being more particularly shown as the Property of **Steven G. Stokes and Karen Stokes** on plat dated **April 11, 1978**, prepared by **Freeland & Associates**, recorded in **Plat Book 6-D** at **Page 45** of the **RMC Office for Greenville County** and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of **Furman Road** and **Club Road** and running thence along **Furman Road**, **N 32-33 E 125.0** feet to an old iron pin in the front lot line of **Lot 17**; thence turning and running through **Lot 17**, **S 54-19 E 185.6** feet to an old iron pin on a **10-ft. alley**; thence turning and running along said alley, **S 25-55 W 100.0** feet to an iron pin on **Club Road**; thence running with **Club Road**, **N 61-67 W 197.5** feet to the point of beginning.

This is the same property conveyed to the mortgagees by deed of **Nettie S. Matthews and William D. Matthews**, Executor of the Estate of **William W. Matthews**, deceased, to be recorded of even date herewith.

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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