

# MORTGAGE

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

222-4444-1158  
STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
1158

BOOK 1444 PAGE 64

TO ALL WHOM THESE PRESENTS MAY CONCERN: LEON JENKINS AND TERESA M. JENKINS

-----of  
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 in-  
corporated herein by reference, in the principal sum of FOURTEEN THOUSAND SIX HUNDRED FIFTY  
AND NO/100-----Dollars (\$14,650.00-----), with interest from date at the rate  
of NINE AND ONE-HALF-----per centum (9 1/2-----%) per annum until paid, said principal  
and interest being payable at the office of COLLATERAL INVESTMENT COMPANY-----  
-----in BIRMINGHAM, ALABAMA-----

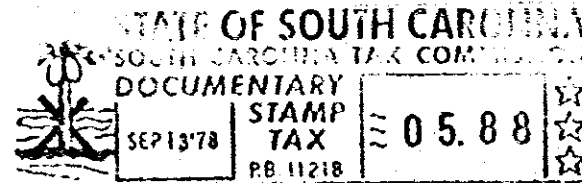
or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED  
TWENTY THREE AND 21/100-----Dollars (\$123.21-----),  
commencing on the first day of OCTOBER-----, 1978, and on the first day of each month thereafter until  
the principal and interest 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 SEPTEMBER-----, 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 situate, lying and being  
in the County of Greenville, State of South Carolina, on the northeastern  
intersection of Pacific Avenue and Panama Avenue, being known and designated  
as Lot Number 340, on plat of Pleasant Valley Subdivision recorded in the  
RMC Office for Greenville County in Plat Book EE, Page 5 and a more recent  
plat prepared for Leon and Teresa M. Jenkins by Richard Wooten Land  
Surveying Company dated August 31, 1978 being recorded in the RMC Office  
for Greenville County in Plat Book 6T, Page 40, and having according  
to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pacific Avenue and running thence S. 89-52 W.,  
60.0 feet to an iron pin, intersection of Pacific Avenue and Panama Avenue;  
thence with Panama Avenue, N. 00-08 W., 160.0 feet to an iron pin; thence  
N. 89-52 E., 60.0 feet to an iron pin; thence S. 00-08 E., 160 feet to  
an iron pin on Pacific Avenue, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of  
Commercial Mortgage Company, Inc., 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 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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