

GREENVILLE, S.C.

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

70 2 44 PM '79  
JONNIE S. TAMMERSLEY  
R.H.C.

# MORTGAGE

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

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS  
STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: *RMC*  
Jerry A. Cooper and Rosalind M. Cooper  
Piedmont, South Carolina,

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
Colonial Mortgage Company

organized and existing under the laws of State of Alabama, a corporation  
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 **Thirty-one Thousand Five Hundred and \*\*\***  
**no/100-----Dollars (\$ 31,500.00**), with interest from date at the rate  
of **nine & one-half** per centum ( **9.5**) per annum until paid, said principal  
and interest being payable at the office of Colonial Mortgage Company, P. O. Box 2571,  
in Montgomery, Alabama, 36105,

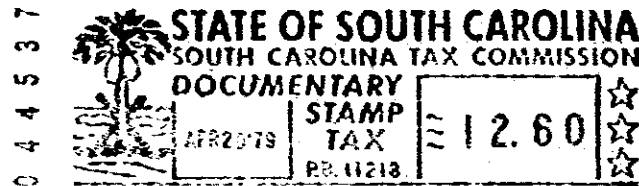
or at such other place as the holder of the note may designate in writing, in monthly installments ~~XX~~ ACCORDING  
TO THE SCHEDULE ATTACHED TO SAID NOTE ~~XXXXXXXX~~ XX  
commencing on the first day of June, 1979, and on the first day of each month thereafter until  
the principal and interest are 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 May, 2009.

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 Greenville County, State of South Carolina, being shown and designated  
as Lot No. 55 as shown on a plat of Canterbury Subdivision, Section II,  
recorded in the RMC Office for Greenville County in Plat Book 6-H at  
Page 22, and having, according to a new plat prepared by Century Land  
Surveying Co., dated April 17, 1979, recorded in the RMC Office for  
Greenville County in Plat Book 7-D at Page 85, such metes and  
bounds as are more fully shown thereon.

This being the same property conveyed to mortgagor herein by deed of  
The Fortis Corporation (same as Fortis Enterprises, Inc.) dated  
April 19, 1979, recorded in Book 1100 at Page 944 on April 20,  
1979.

GCTO -----2 AP20 79 1246



\*\*\*DEFERRAL OF INTEREST MAY INCREASE THE PRINCIPAL BALANCE TO \$33,059.90

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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