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GREENVILLE CO. S. C.

OCT 27 3 05 PM '71

BOOK 1211 PAGE 485

OLLIE FARNSWORTH
MORTGAGE

SOUTH CAROLINA
FHA FORM NO. 2175m
(Rev. March 1971)

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

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss: --

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Philip R. Duncan and
Sheila W. Duncan 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 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 Eleven thousand nine hundred fifty and
no/100----- Dollars (\$11,950.00), 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 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 Seventy-
nine and 59/100----- Dollars (\$ 79.59),
commencing on the first day of December, 1971, 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 November, 2001.

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
Aladdin Street (formerly Grove Street), and being shown and designated
as Lots 18 and 19 on plat of W. N. Miller recorded in the R.M.C. Office
for Greenville County in Plat Book "L", at page 69. Said lot fronts
100 feet on the northern side of Aladdin Street and runs back to a
depth of 146.8 feet on the east side, a depth of 146.8 feet on the
west side, and is 100 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

This Mortgage Assigned to: Franklin Society Federal
Savings & Loan Assoc.
From: Collateral Investment Co.
on 21 day of Dec. 1971. Assignment recorded
in Vol 1217 of R. E. Mortgages on Page 510
This 27 of Dec. 1971. # 17413.