

SOUTH CAROLINA FILED GREENVILLE CO. S. C. MORTGAGE

RHA FORM NO. 3175 (Rev. March 1977)

JUN 29 3 21 PM '72

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 GREENVILLE COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James S. Dills and Suzanne M. Dills

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

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 Fourteen Thousand Six Hundred Fifty and No/100 Dollars (\$14,650.00), 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, 2233 Fourth Avenue, North in Birmingham, Alabama or at such other place as the holder of the note may designate in writing, in monthly installments of Ninety Seven and 57/100 Dollars (\$97.57), commencing on the first day of August, 1972, 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 July, 2002

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 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:

ALL those lots of land situate on the southwest side of Prince Avenue in the City of Greenville, County of Greenville, State of South Carolina being shown as Lots 65 and 66 on plat of Pleasant Valley, recorded in the RMC Office for Greenville, S. C. in Plat Book BB, Page 163, said lots together fronting 120 feet along the southwest side of Prince Avenue and running back to a depth of 175 feet on the northwest side to a depth of 175 feet on the southeast side and being 120 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 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; and, provided, further, that in the event the debt is paid in full prior to maturity and

This Mortgage Assigned to Knickerbocker Federal Savings + Loan Association FROM Collateral Investment Co. on 9th August 72 No. 1245 Page 05 This 14th August 1972 4469