

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

FILED
GREENVILLE CO. S. C.
OCT 30 11 53 AM '72

MORTGAGE

BOOK 1255 PAGE 249

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

ELIZABETH RIDDLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mildred M. S. Anderson

Greenville County

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Carolina National Mortgage Investment Co., Inc.

a corporation organized and existing under the laws of the State of South Carolina 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 Twelve Thousand Five Hundred Fifty and No/100 Dollars (\$ 12,550.00), 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 Carolina National Mortgage Investment Co., Inc. in Charleston, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Eighty-three and 58/100 Dollars (\$ 83.58) commencing on the first day of December 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 November 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: at the western corner of the intersection of Brookside Avenue and Converse Street, being known and designated as Lot No. 3, as shown on a Plat of Hillside Heights, recorded in the R. M. C. Office for Greenville County, in Plat Book "F", at Page 100. Said lot fronts 56 feet on the southwestern side of Brookside Avenue and fronts 60 feet on the western side of Converse Street, runs back to a depth of 195.8 feet on the southern side and a depth of 175.2 feet on the northern side, and is 20 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: Federal Nat'l Mortgage
Class: Carolina Nat'l Mortgage Invest. Corp.
Date: 7th Dec 1972 Assigned to:
1260 of N. I. Mortgages on Page 468
Date: 14th Dec 1972 # 17408