

GREENVILLE CO. S.C.

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

MORTGAGE

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

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marian P. Franklin of
Greenville, South Carolina, 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 South Carolina 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 Twelve Thousand Eight Hundred and
00/100----- Dollars (\$ 12,800.00), with interest from date at the rate
of eight and one-quarter per centum (8-1/4 %) 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
Ninety Six and 26/100----- Dollars (\$ 96.26),
commencing on the first day of April, 1974, 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 March, 2004

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 with the buildings and improvements
thereon, lying and being on the northerly side of Potomac Avenue in the City of
Greenville, S.C., being known and designated as Lot No. 193 and part of Lot No.
194 as shown on plat of Pleasant Valley, as recorded in the RMC Office for
Greenville County, S.C. in Plat Book EE, at Page 5 and having according to said
plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northerly side of Potomac Avenue said pin being
the joint front corner of Lots 192 and 193, running thence with the northerly side
of Potomac Avenue S. 89-52 W. 90 feet to an iron pin; thence N. 0-08 W. 160 feet
to an iron pin in the line of Lot 103; thence N. 89-52 E. 90 feet to an iron pin the
joint rear corner of Lots 192 and 193; thence with the common line of said lots S.
0-08 E. 160 feet to an iron pin, the point of BEGINNING.



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

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