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HORTON, DRAKE & ... CHAPMAN & BROWN

SOUTH CAROLINA DONNIE E. TAYLOR MORTGAGE
FHA FORM NO. 2175m R.M.C.
Rev. March 1973

This instrument is subject to the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marilyn Lee Davis of Greenville, 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 the State 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 Twenty-Two Thousand Two Hundred Fifty and 00/100 Dollars (\$22,250.00), with interest from date at the rate of eight and three-fourths per centum (8-3/4%) 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 One Hundred Seventy-Five and 11/100 Dollars (\$175.11), commencing on the first day of July, 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 June, 2004.

NOT KNOWN TO 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 that piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 15 and 16 and a portion of Lots 17 and 18 of Block C, Grove Park Subdivision, property of Piedmont Corporation, as shown on plat recorded in the RMC Office for Greenville County, State of South Carolina in Plat Book J at Pages 68 and 69, which property has, the following metes and bounds:

BEGINNING at a point on the southern side of Beverly Drive at the joint front corner of Lots 15 and 14 and running thence, along the line of said lots, S. 36-32 W. 175 feet to an iron pin; thence S. 59-15 E. 53 feet to a point; thence N. 36-32 E. 165.7 feet to a point; thence N. 32-32 E. 9.3 feet on Beverly Drive; thence, with Beverly Drive N. 59-15 W. 53 feet to the point and place of beginning.



Together with all and singular the rights, franchises, appurtenances, and appertinences 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, and grant the same, and that the premises are free and clear of all liens and encumbrances, whatsoever. The Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee, its heirs, from and against the Mortgagor and all persons, whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. This obligation is assumed to pay the debt in whole or in part, and equal to one or more monthly payments, in the principal and interest payable on the note, on the first day of each month, commencing on the first day of July, 1974, and continuing until the debt is paid in full, and until the principal and interest are fully paid.

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