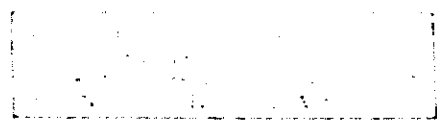


FILED
GREENVILLE MORTGAGE

JUN 27 11 54 AM '74



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DANNIE S. TANKERSLEY
R.M.C.

FHA CASE NO. 461-132143-221

TO ALL WHOM THESE PRESENTS MAY CONCERN WE, DAVID LEE BEATY and WILLENA D. BEATY

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 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 Sixteen Thousand One Hundred Fifty and no/100 Dollars (\$ 16,150.00) 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 Twenty Seven and 10/100 Dollars (\$ 127.10) commencing on the first day of August 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 so paid, shall be due and payable on the first day of July 2004

NOT KNOWN 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

on the south side of Potomac Avenue in the City of Greenville and being shown and designated as Lot 240 on a plat of Pleasant Valley made by Dalton & Neves, April 1946, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "P", at Pages 92 and 93, reference to said plat being craved for a complete and detailed description thereof. Said lot fronts 60 feet on the southern side of Potomac Avenue, runs in parallel lines to a depth of 160 feet; and is 60 feet across the rear.



Together with all and singular the rights, interests, appurtenances, and appurtenances to the same in any way incident or appertaining, and all of the rents, issues, and profits which may accrue and appertain to, 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 hereinafore described in fee simple absolute, that he has good right and lawful authority to sell, bargain, and convey the same, and that the premises are free and clear of all liens and encumbrances, whatsover. The Mortgagor further covenants to warrant and to ever defend all and singular the premises unto the Mortgagee to resist to him and against the Mortgagee 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 and interest on the aforesaid debt to the Mortgagee at the times and in the manner therein specified, although he is reserved the right to prepay the same in whole or to one or more monthly payments, or the principal and interest due on the date, on the first day of any month prior to maturity, or to make any other payment, that written notice of an intention to prepay such payment is given at least thirty (30) days prior to prepayment.

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