

SOUTH CAROLINA
FHA FORM NO. 2175M
Rev. September 1972

MORTGAGE
GREENVILLE CO. S. C.

This form is used in connection with mortgages insured under the new 1-1/4 cent limit provision of the National Housing Act.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
NOV 4 1974
GREENVILLE
SOUTH CAROLINA

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles A. Young and Brenda B. Young of
Greenville, South Carolina hereinafter called the Mortgagor, send(s) greetings:

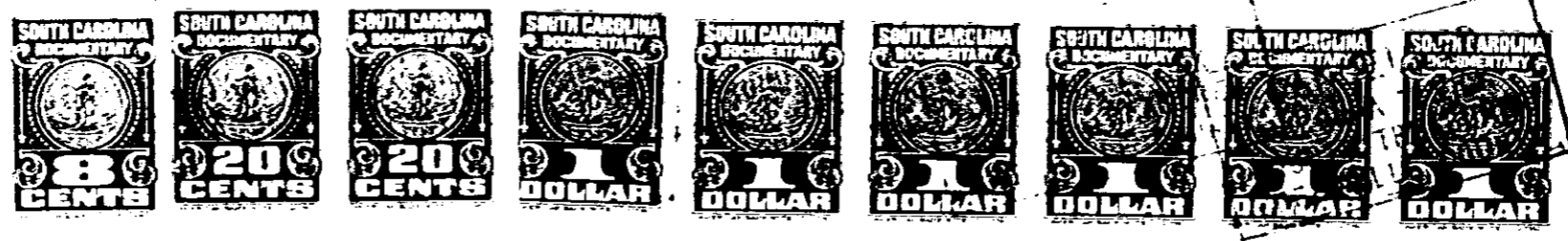
WHEREAS, the Mortgagor is well and truly indebted unto

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 - - - **Sixteen thousand one hundred fifty - - -** Dollars (\$ **16,150.00**), with interest from date at the rate of **Nine and one-half** per centum (**9.5** %) per annum until paid, said principal and interest being payable at the office of **Collateral Investment Company, 2233 Fourth Avenue North** in **Birmingham, Alabama 35203** or at such other place as the holder of the note may designate in writing, in monthly installments of - - - **One hundred thirty-five and 82/100** - - - - - Dollars (\$ **135.82**), commencing on the first day of **November** 19 **74** 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 **October, 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 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 Northern side of Potomac Avenue, being known and designated as Lot 161 of a Subdivision known as Pleasant Valley, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P, at Pages 92 and 93. Said lot runs 35.3 feet on the curve at the intersection of Potomac Avenue and Long Hill Street; fronts 35 feet on Potomac Avenue; runs back to a depth of 160 feet on its western boundary, to a depth of 135 feet on its eastern boundary, and is 60 feet across the rear.**

"The mortgagor covenants and agrees so long as this mortgage and the said note secured hereby are insured under the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgage property on the basis of race, color, or creed. Upon any violation of this undertaking, the mortgagee may, at its option, declare the unpaid balance of the mortgage immediately due and payable."



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.

0677

4328 RV-2