

1534-214

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

# MORTGAGE

This instrument is in compliance with mortgages insured under the new 44-2(a) provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } SS:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Phillip S. Cox and Susan K. Cox of  
Simpsonville, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Collateral Investment Company

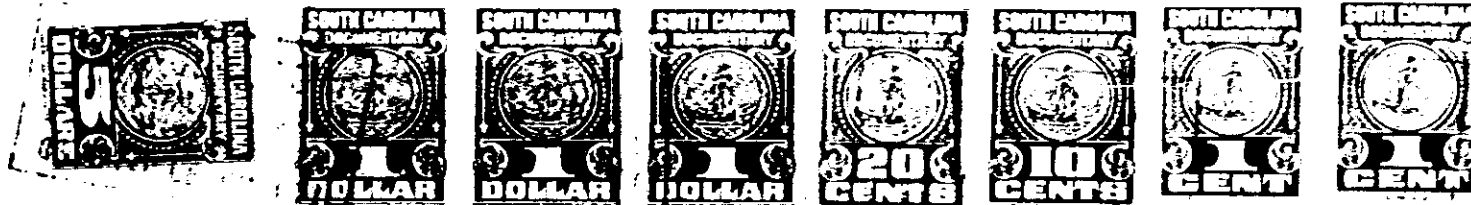
, a corporation organized and existing under the laws of the state of Alabama hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty Thousand Eight Hundred and 00/100**-----Dollars (\$20,800.00), with interest from date at the rate of **eight and one-half** per centum ( **8-1/2** %) 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 Fifty-Nine and 95/100**-----Dollars (\$ 159.95), commencing on the first day of **April**, 19 **75**, 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, 2005**.

**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:

All that piece, parcel or lot of land, with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Gary Avenue, near the town of Simpsonville, and being shown and designated as Lot 16 on plat entitled "Property of B. F. Reeves (also known as East Georgia Heights", recorded in the RMC Office for Greenville County in Plat Book 00 at Pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the southwestern side of Gary Avenue at the joint front corner of Lots 16 and 17 and running thence with the joint line of said lots S. 21-06 W. 180 feet to an iron pin; thence N. 68-54 W. 90 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the joint line of said lots N. 21-06 E. 180 feet to an iron pin on the southwestern side of Gary Avenue; thence with said Avenue S. 68-54 E. 90 feet to an iron pin, the point and place of beginning.



Together with all and singular the rights, members, appurtenances, and appertinances 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

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