

SOUTH CAROLINA  
FHA FORM NO. 2175M  
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FILED  
GREENVILLE CO. S. C.

800-1347 PAGE 519

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MORTGAGE

This form is used in connection with mortgages insured under the new 10-year family provisions of the National Housing Act.

GEORGE S. TANKRELEY  
R.H.C.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Benjamine L. McCoy and Eloise S. McCoy

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 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 Three Thousand Two Hundred Fifty and No/100-----Dollars (\$23,250.00-----), 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 Seventy Eight and 79/100-----Dollars (\$ 178.79-----), commencing on the first day of October, 1975, 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 September, 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 certain piece, parcel or lot of land situate, lying and being on the southerly side of Sequoia Drive near the City of Greenville being known and designated as Lot 141 on a plat of Chesnut Hills, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at page 35 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sequoia Drive, said pin being the joint front corner of Lots 141 and 142 which iron pin is 338.2 feet west of Farmington Road and running thence with the common line of said lots S5-31W, 150.6 feet to an iron pin on the southerly side of a five foot utility easement, joint rear corner of Lots 141 and 142; thence along the southerly side of said utility easement and the rear line of Lot 141, N83-18W, 80 feet to an iron pin, joint rear corner of Lots 140 and 141; thence running with the common line of said Lots N9-04E, 157.3 feet to an iron pin on the southerly side of Sequoia Drive S83-35E, 70 feet to an iron pin to 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 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.

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