

SOUTH CAROLINA
DEPARTMENT OF REVENUE
TAX COLLECTOR

GREENVILLE CO. S.C. MORTGAGE



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 11 21 1976
CASE NO. 11-11-11-11
L.M.C.

TO ALL WHOM THESE PRESENTS MAY COME: We, Daniel L. Egerdahl and Patricia M. Egerdahl

Greenville County,

hereinafter called the Mortgagor, send greetings

WHEREAS the Mortgagor is well and truly indebted to Collateral Investment Company

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 **Sixteen Thousand Two Hundred Fifty and No/100** Dollars (\$16,250.00) with interest from date at the rate of **Eight and One-half** per centum (8.50) 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 Twenty Four and 96/100** Dollars (\$124.96) commencing on the first day of **July 1976** 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, 2006**

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 Mortgagee in hand well and truly paid by the Mortgagor 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 north side of East North Street Extension (formerly Old Spartanburg Road), being known and designated as Lot 27 on plat of Section No. 3, Timberlake, recorded in the P.M.C. Office for Greenville County, South Carolina in Plat Book EE, at Page 4, and having such metes and bounds as shown thereon. Said plat being made a part hereof and incorporated herein by reference. Said Lot fronts 116.5 feet on the north side of East North Street Extension; runs to a depth of 155.5 feet on its western lot line; runs to a depth of 141.6 feet on its eastern lot line; and is 109.4 feet across the rear.

The mortgagors covenant and agree so long as this mortgage and the said note secured hereby are insured under the National Housing Act, they will not execute or file for record any instrument which imposes a restriction on the basis of race, color or creed upon the sale or occupancy of the mortgaged property.

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.

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