GREENVILLE CO. S.C.

BOOK 1379 PAGE 759

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

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Roger A. Reid

of Greenville County, 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 Sixteen Thousand Four Hundred Fifty and No/100 ---------- Dollars ($ 16,450.00), 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, 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-two and 59/100---------- Dollars ($ 132.59), commencing on the first day of November, 19 76, 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, 2501.

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 in the County of Greenville, State of South Carolina, situate, lying and being at the southeastern corner of the intersection of Fairbank Street (formerly Oak Street) and Evergreen Street (formerly Douglas Avenue) and being known and designated as a portion of Lots Nos. 77 and 78 as shown on a plat of Colonia Company, et al, recorded in the RMC Office for Greenville County in Plat Book G at Pages 111 and 112 and being more particularly described according to a plat entitled "Property of Roger A. Reid", prepared by Carolina Surveying Company, dated October 4, 1976, and having, according to the latter plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeastern intersection of Fairbank Street (formerly Oak Street) and Evergreen Street (formerly Douglas Avenue) and running thence with said Evergreen Street, S.44-02 E. 120 feet to an iron pin at the corner of Lot 76; thence with line of said Lot, S.46-03 W. 75 feet to an iron pin; thence through Lots 77 and 78, N.44-02 W. 120.3 feet to an iron pin on the southeastern side of Fairbank Street; thence with said Street, N.46-13 E. 75 feet to the point of beginning.

This is the same property as that conveyed to the mortgagor herein by deed from Kendall Ray McCroskey recorded in the RMC Office for Greenville County on October 5, 1976.

The mortgagee's mailing address is 2233 Fourth Avenue, North, Birmingham, Alabama 35203.

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; and, *provided, further,* that in the event the debt is paid in full prior to maturity and

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