

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

FILED
GR 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:

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROZELLE H. WRIGHT, JR. AND CAROLYN H. WRIGHT

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

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

organized and existing under the laws of Alabama, a corporation 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-Five Thousand Nine Hundred Fifty and No/100 Dollars (\$25,950.00), with interest from date at the rate of eight and one-half per centum (8½%) 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 Ninety-Nine and 56/100 Dollars (\$ 199.56), commencing on the first day of December, 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 November, 2006.

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 in the State of South Carolina, County of Greenville, lying on the eastern side of Coolbrook Drive near the City of Greenville, being shown as Lot No. 48 on a plat of Magnolia Acres, recorded in Plat Book GG at page 133, being more particularly shown on a plat of the property of Francis Earl Barfield prepared by R. B. Bruce, December 5, 1959, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Coolbrook Drive at the front corner of Lot 49 and running thence with the line of said lot, S. 75-33 E. 175 feet to an iron pin at the rear corner of Lot 47; thence with the line of said lot, S. 47-40 W. 158.2 feet to an iron pin on the eastern side of Coolbrook Drive; thence with the eastern side of said drive N. 49-50 W. 7 feet to a point; thence continuing with the curve of the eastern side of said drive, the following N. 35-03 W. 74.9 feet, N. 2-49 W. 84.5 feet to the beginning.

Deed of Builders Unlimited, Inc. dated November 1, 1976, recorded in Deed Book 1045 at page 527, R.M.C. Office for Greenville County, South Carolina.

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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