

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

GREENVILLE
MORTGAGE

DEC 10 2 50 PM '76

DONNIE S. TANKERSLEY
R.M.C.

This form is used in connection
with mortgages insured under the
Equal Housing Lending provisions of
the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARY ALICE DUCKETT

Greenville, South Carolina

of
, hereinafter called the Mortgagor, send(s) greetings:

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

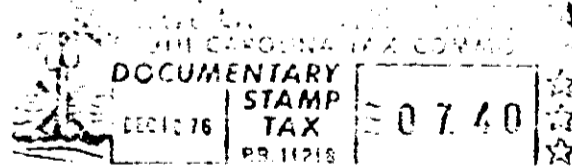
, a corporation
organized and existing under the laws of Alabama, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Eighteen Thousand Five Hundred and No/100--
-----Dollars (\$ 18,500.00), with interest from date at the rate
of eight per centum (8 %) 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
Thirty-Five and 79/100-----Dollars (\$ 135.79),
commencing on the first day of January, 1977, 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 December, 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 Mort-
gagor 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 tract of land lying and being situate in Gantt Township, Greenville
County, State of South Carolina, and being known and designated as Lot No. 40 on Plat of
Property of Paramount Park, recorded in the R.M.C. Office for Greenville County, South
Carolina, in Plat Book "W" at page 57, and being more particularly shown on Plat of property
of Caldwell N. Powell, dated April 19, 1954, prepared by R. K. Campbell, Surveyor, and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Crosby Circle at the joint front corner of
Lots 40 and 41 and running thence along the joint line of Lots 40 and 41 N. 43-15 W. 150 feet
to a point in the center of a ten foot utility easement at the joint rear corner of Lots 28,
29, 40 and 41; thence turning and running along the center of said utility easement being
the joint line of Lots 29 and 40 N. 46-45 E. 70 feet to a point, joint rear corner of Lots
29, 30, 39 and 40; thence turning and running along the joint line of Lots 39 and 40 S. 43-
15 E. 150 feet to a point on the northwest side of Crosby Circle, said point being 537.9
feet in a Southwesterly direction from Earl Boulevard; thence running and turning along the
northwest side of Crosby Circle S. 46-45 W. 70 feet to the point of beginning.



Deed of Richard C. Kerns and Annette T. Kerns, dated December 10, 1976, recorded in Deed
Book 1047 at page 720.

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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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.

4328 RV-2