

FILED
GREENVILLE CO. S.C.

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

MAY 5 2 59 PM
DONNIE S. TANKERS
R.H.C.
MORTGAGE
Collateral Investment
Company

This mortgage is insured in accordance with the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

2233 Fourth Avenue North
Birmingham, Alabama 35203

TO ALL WHOM THESE PRESENTS MAY CONCERN: Myron D. Swafford and Barbara P. Swafford

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

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

, a corporation
, hereinafter
organized and existing under the laws of Alabama
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 fifty and no/100ths
-----Dollars (\$ 23,050.00), 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 sixty-nine and 19/100ths-----Dollars (\$ 169.19),
commencing on the first day of March , 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

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 certain piece, parcel or lot of land situate, lying and
being in the State of South Carolina, County of Greenville, being on
the southern side of Farr's Bridge Road being shown and designated as
Lot 43 on plat of Shamrock Acres recorded in the RMC Office for Green-
ville County in Plat Book YY at Page 43 and having, according to a
more recent plat entitled "Property of Myron D. Swafford and Barbara
P. Swafford", dated December 20, 1976, the following metes and bounds,
towit:

Beginning at an old iron pin on the southern side of Farr's Bridge
Road at the joint front corner of Lots 43 and 44 and running thence
along the common line of said Lots, S 34-54 W 175.8 feet to an old iron
pin at the joint rear corner of said Lots; thence along the rear of Lot
43, N 55-00 W 80 feet to an/iron pin; thence N 34-55 E 157.4 feet to an
old iron pin on the southern side of Farr's Bridge Road; thence along
said Road, S 68-00 E 82 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed
of James A. Jeffcoat dated January 4, 1977 and recorded in the RMC Office
for Greenville County in Deed Book 1019 at Page 178.

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

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