

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

MORTGAGE

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

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 14 4 34 PM '77

DONNIE S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: CAROL M. DILLARD

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

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Investment Co., Inc.,

a corporation organized and existing under the laws of South Carolina, 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 Ten Thousand, One Hundred Fifty and No/100 Dollars (\$ 10,150.00), 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 Carolina National Mortgage Investment Co., Inc. in North Charleston, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-Eight and 36/100 Dollars (\$ 78.36), commencing on the first day of April, 19 77, 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 March, 2002

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 located in the County of Greenville, State of South Carolina, and being known and designated as Lot 19 on a plat of Abney Mills, Brandon Plant, Section I, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 56 and 57, and having, according to a more recent plat by James R. Freeland, R.L.S., dated February 5, 1977, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Dorsey Boulevard at the joint front corner of Lots 20 and 19 and running thence with the line of Lot 20, N. 44-07 W. 131.7 feet to an old iron pin; thence N. 51-39 E. 69.4 feet to an old iron pin at the joint rear corner of Lots 19 and 18; thence with the line of Lot 18, S. 44-07 E. 125 feet to an old iron pin on the northern side of Dorsey Boulevard; thence with the northern side of Dorsey Boulevard, S. 45-53 W. 69 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Harold K. Smith and Cleo C. Smith of even date herewith, recorded in the RMC Office for Greenville County in Deed Book 1050 at page 978 .

DOCUMENTARY
STAMP

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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