

MORTGAGE

1401 822

This form is used in connection with mortgages insured under the new 4-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROGER DALE NELSON AND SUSAN S. NELSON, of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto COLLATERAL INVESTMENT COMPANY, its successors and assigns as their interest may appear,

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 Twenty Seven Thousand Four Hundred and No/100--
Dollars (\$ 27,400.00----), 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
in Birmingham, Alabama
or at such other place as the holder of the note may designate in writing, in monthly installments of
Two Hundred Ten and 71/100----- Dollars (\$ 210.71-----),
commencing on the first day of September, 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 August 2007.

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 lot of land with the buildings and improvements thereon situate on the west side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 242 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-N, at Page 30 and being more particularly described in accordance with a plat prepared by R. B. Bruce, RLS, dated July 18, 1977, to-wit:

BEGINNING at an iron pin on the west side of Sellwood Circle at the joint corner of Lots 241 and 242 and runs thence along the line of Lot 241 S. 52-09 W. 131.5 feet to an iron pin; thence along the line of Lots 249, 248 and 247 N. 41-42 W. 162.1 feet to an iron pin; thence along the line of Lots 244 and 243 N. 81-53 E. 183.4 feet to an iron pin on the west side of Sellwood Circle; thence with the curve of Sellwood Circle (the chord being S. 22-36 E. 70.5 feet) to an iron pin; thence continuing with the curve of Sellwood Circle (the chord being S. 47-30 E. 4.5 feet) to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Donald L. Moree and Linda W. Moree dated July 20, 1977, and to be recorded of even date herewith.

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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