

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

MORTGAGE
GREENVILLE CO. S. C.

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:

17 3 17 PM
TIMOTHY A. BALLEW

TO ALL WHOM THESE PRESENTS MAY CONCERN: Timothy A. Ballew and Cynthia D. Ballew

Greenville, South Carolina, 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 the State 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 Two Thousand Seven Hundred Fifty and No/100----- Dollars (\$22,750.00-----), with interest from date at the rate of-----eight and one-half----- per centum (-----8.5 %) 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 Seventy Four and 95/100-----Dollars (\$174.95-----), commencing on the first day of November, 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 October, 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 situate, lying and being on the southern side of Buist Avenue, the northern side of Ashley Avenue, the western side of Townes Street Ext. in the City of Greenville, being shown and designated as Lot 13, Block E on plat of Buist Circle recorded in the R.M.C. Office for Greenville County in Plat Book "C", at page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Buist Avenue and Townes Street Ext. and running thence along the southern side of Buist Avenue N. 80-15 W. 100 feet to an iron pin; thence along the line of Lot 12 S. 9-45 W. 124 feet to an iron pin on the northern side of Ashley Avenue; thence along Ashley Avenue Due East 53 feet to Townes Street Ext., thence along the western side of Townes Street Ext. N. 32-19 E. 124.5 feet to the beginning corner.

This being the same property conveyed to Mortgagors herein by deed of Timothy Franklin Long and Sara Chapman Long dated October 15, 1977 and recorded October 17, 1977 in the RMC Office for Greenville County in Deed Book 1066 at page 876.

This conveyance is subject to all restrictions, setback lines, roadways, easements, or rights-of-way, if any, affecting the above-described property.

Address of Mortgagee: 2233 Fourth Avenue, North, Birmingham, Alabama 35203
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; and, provided, further, that in the event the debt is paid in full prior to maturity and

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