

2233 North Ave. N. Greenville, S.C.
XV.

BOOK 1412 PAGE 55

SOUTH CAROLINA
FHA FORM NO. 2175M
(Rev. September 1976)

GREENVILLE CO. S.C. **MORTGAGE**
FILED
NOV 7 3 59 PM '77
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

DONNIE S. TANKERSLEY
R.M.C.
OCT 5 2 56 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 156

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George W. Dixon and Jessie Dixon -----of
Greenville County, South Carolina -----, 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 incorporated herein by reference, in the principal sum of Nineteen Thousand Fifty and No/100 ----- Dollars (\$ 19,050.00 -----), 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 -----

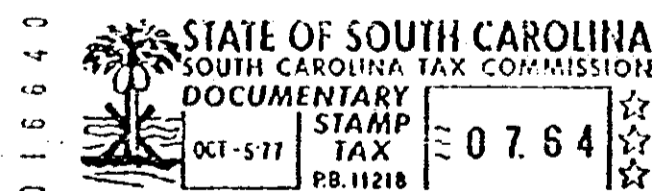
or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Fifty-three and 54/100 ----- Dollars (\$ 153.54 -----), commencing on the first day of December -----, 19 77, and on the first day of each month thereafter until the principal and interest 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 November -----, 2002. *File D J.M.S.*

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 piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southern side of Charlotte Street near the City of Greenville, in the County of Greenville, State of South Carolina and being a portion of Lot No. 18 on a plat of property of G. DeWitt Auld as made by T. C. Adams, April, 1940 recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 211 and being shown as Lot No. 18-A on plat of property of John W. Griffin and having, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Charlotte Street at a point 47 feet east from the southeastern corner of the intersection of Charlotte Street and Boyce Springs Avenue and running thence along the southern side of Charlotte Street, S. 57-40 E., 60 feet to an iron pin; thence S. 38-14 W., 202 feet to an iron pin; thence S. 47-24 W., 25 feet to an iron pin; thence N. 42-30 W., 53 feet to an iron pin; thence in a generally northern direction along the line of Lot No. 18-B and 18-C, a distance of 212.5 feet to an iron pin on the southern side of Charlotte Street to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Jeff D. Whitesides, et al recorded in the R.M.C. Office for Greenville County in Deed Book 1066 at Page 251 on the 5th day of October, 1977.



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.

0156

4328 RV-2