

1420 503

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

MORTGAGE

This form is used in connection with mortgages insured under the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT M. BREAZEALE

Greenville, 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 the State 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 Sixteen Thousand Nine Hundred and No/100 Dollars (\$16,900.00), with interest from date at the rate of eight and one-half per centum (8½%) 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 Twenty-Nine and 96/100 Dollars (\$129.96), commencing on the first day of March, 1978, 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 February, 2008.

NOT KNOWN 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, with all improvements thereon, situate, lying, and being in Greenville County, South Carolina, on the northern side of Langston Drive, and being shown and designated as Lot No. 170 on a plat of Sans Souci Heights, revised Map No. 5, dated December, 1952, prepared by C. O. Riddle, Surveyor, recorded in the Office of the RMC for Greenville County in Plat Book "BB", at Pages 90 and 91, and having the following metes and bounds according to a more recent plat thereof entitled "Property of Leonard Ronald McDowell" dated April 6, 1976, prepared by Jones Engineering Services:

BEGINNING at an iron pin on the northern side of Langston Drive at the joint front corner of Langston Drive at the joint front corners of Lots 170 and 169, and running thence with the line of Lot 169, N. 21-06 W. 164.8 feet to an iron pin at the joint rear corner of Lots 170 and 169; thence, S. 68-54 W. 70 feet to an iron pin at the joint rear corner of Lots 170 and 171; thence with the line of Lot 171, S. 21-06 E. 154 feet to an iron pin at the joint front corner of Lots 170 and 171 on the northern side of Langston Drive; thence with the northern side of Langston Drive, N. 79-44 E. 70.8 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagor by deed of Patricia Roberts Harris, Secretary of Housing and Urban Development, of Washington, D. C., dated 21 December 1977, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS: 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.

GCTO
-----2
JAI2 78
FO2
3.0001

0.80

4328 RV-2