

MORTGAGEE'S ADDRESS: 2223 Fourth Avenue, North, Birmingham, Alabama 35203

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

MORTGAGE
FILED
GREENVILLE CO. S. C.
MAR 31 3 30 PM '78
DONNIE S. TANKERSLEY
R.H.C.

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

BOOK 1427 PAGE 619

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDDIE J. LEAMON AND GRACINIA H. LEAMON 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 in-
corporated herein by reference, in the principal sum of -----Twenty Four Thousand and No/100 -----
----- Dollars (\$24,000.00 -----), with interest from date at the rate
of Eight & Three/Fourths ----- per centum (8 3/4----- %) 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 Eighty Eight and 88/100 ----- Dollars (\$ 188.88 -----),
commencing on the first day of May, 19 78, 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 April, 2008.

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 Mort-
gagor 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 improvements lying on the western side of East
Dorchester Boulevard, in Gantt Township, Greenville County, South Carolina,
being shown and designated as Lot No. 86 on a Plat of BELLE MEADE, Sections 1
and 2, made by Piedmont Engineering Service, dated June, 1954, and recorded
in the RMC Office for Greenville County, S. C. in Plat Book EE, Pages 116 and
117, and having, according to a more recent survey entitled "Property of Eddie
J. Leamon and Gracinia H. Leamon" dated March 24, 1978, prepared by Carolina
Surveying Co., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of East Dorchester Boulevard at
the joint front corners of Lots Nos. 86 and 87, and running thence along the
common line of said lots S. 71 W. 208.1 feet to an iron pin; thence along the
rear line of Lots Nos. 125 and 126 N. 28-13 W. 71 feet to an iron pin; thence
along the common line of Lots Nos. 85 and 86 N. 71 E. 219.7 feet to an iron
pin on East Dorchester Boulevard; thence along the western side of East Dorchester
Boulevard S. 19 E. 70 feet to an iron pin, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Jerry
K. Hollingsworth and Annette E. Hollingsworth dated March 30, 1978, 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 ab-
solute, 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 for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons 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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