

Mortgagee's Address: 2233 Fourth Avenue, North,

Birmingham, Alabama 35203

BOOK 1432 PAGE 767

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

MORTGAGE
FILED
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:

MAY 22 3 07 PM '78

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ERNEST P. BOYER of
Simpsonville, 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 Six Thousand Nine Hundred Fifty and
No/100----- Dollars (\$ 26,950.00-----), 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

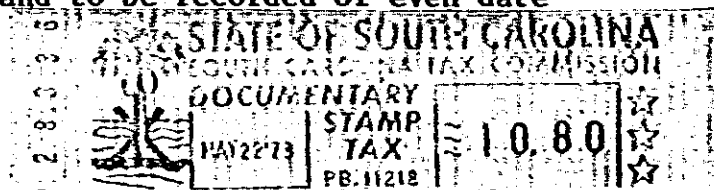
or at such other place as the holder of the note may designate in writing, in monthly installments of
--Two Hundred Twelve and 10/100----- Dollars (\$ 212.10-----),
commencing on the first day of July, 1978, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of June, 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 piece, parcel or lot of land lying in the State of South Carolina, County
of Greenville, being known and designated as Lot No. 51 on a Plat of Hunters Acres
Subdivision, dated May, 1952, prepared by W. J. Riddle, Surveyor, recorded in the
RMC Office for Greenville County in Plat Book BB, at Page 51, and having, according
to a more recent survey entitled "Property of Ernest P. Boyer" dated May 17, 1978,
prepared by Carolina Surveying Co., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Florence Drive at the joint front
corner of Lots No. 50 and 51 and running thence with the joint line of Lots No.
50 and 51 N. 31-19 W. 162 feet to an iron pin on the edge of a branch; thence as
a traverse line, with a branch being the property line, N. 69-25 E. 81.7 feet to an
iron pin on the edge of said branch at the joint rear corner of Lots No. 51 and 52;
thence with the joint line of Lots No. 51 and 52 S. 31-19 E. 146.5 feet to an iron
pin on the northern side of Florence Drive; thence with the northern side of said
Drive S. 58-41 W. 80 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Thomas E.
Compton and Wanda D. Compton dated May 19, 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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