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MORTGAGE

This form is used in connection with mortgages insured under the new to-be-family provision of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Freddy J. Rosemond and Lillie B. Rosemond of 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 **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 **Fifteen thousand six hundred Dollars (\$15,600.00)**, with interest from date at the rate of **nine and one-half per centum (9.5%)** 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 thirty-one and 20/100 Dollars (\$131.20)**, commencing on the first day of **September**, 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 **August** 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 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 those pieces, parcels or lots of land in the City of Greenville, County of Greenville, State of South Carolina, lying and being situate on the northerly side of Prancer Avenue, being known and designated as the southerly one-half of Lot No. 286 and all of Lot No. 287, according to a plat of Pleasant Valley Subdivision prepared by Dalton & Neves in 1949, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "BB" at page 163, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Prancer Avenue at joint front corners of Lots 287 and 288; thence along the joint line of those lots N. 0-08 W. 160 feet to an iron pin at the joint rear corner of Lots 287 and 288; thence along the joint rear line of Lots 287, 216 and 1/2 of 217 N. 89-52 E. 90 feet to an iron pin located along the joint rear line of Lots 286 and 217; thence S. 0-08 E. 160 feet to an iron pin located midway along the front line of Lot 286; said pin being situate on the northerly side of Prancer Avenue; thence along said Prancer Avenue S. 89-52 W. 90 feet to an iron pin at the joint front corner of Lots 287 and 288, the point of beginning.

This being the same property conveyed to **Freddy J. and Lillie B. Rosemond** by deed from **Daniel L. DenHouter** dated **July 24, 1978** and recorded on **August 7, 1978** at the R.M.C. Office for Greenville County in Deed Book 1084 at page 736.

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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.

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