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MORTGAGE

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

1. S. L.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thelma B. Bailey

Greenville, South Carolina

organized and existing under the laws of Alabama

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Collateral Investment Company

, a corporation , 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-seven Thousand Two Hundred Fifty - -

Dollars (\$27,250.00 -), with interest from date at the rate per centum (9½ of nine and one-half %) 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 _ _ _ _ _ _ Dollars (\$ 229,17 -Twenty-nine and 17/100 - - - - -, 19 78, and on the first day of each month thereafter until commencing on the first day of December

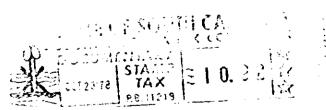
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 2008.

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 that piece, parcel or lot of land with buildings and improvements, lying on the northwestern side of Deerfield Road in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 288, Section 8, on a plat of Woodfields, recorded in the R.M.C.Office for Greenville County, S. C. in Plat Book Z at Page 121, and having according to said plat the following metes and bounds, to wit: Beginning at an iron pin on the northwestern side of Deerfield Road at the joint front corners of Lots No. 288 and 289, and running thence along the common line of said lots N 40-07 W 160.1 feet to an iron pin; thence N 51-37 E 75 feet to the joint rear corner of lots No. 287 and 288; thence S 38-23 E 160 feet to an iron pin on Deerfield Road; thence with the northwestern side of Deerfield Road S 51-37 W 70 feet to an iron pin, the beginning corner.

This property is subject to any and all restrictions, covenants, conditions, zoning ordinances, rights of way, and easements affecting said lot.

This is the same property heretofore conveyed to the mortgagors herein by deed of Jenny Owens Adams, dated October 20, 1978, and recorded October , 1978 in the R.M.C. Office for Greenville County in Deed Book 1090 at Page 363 •



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 Mortgagce, 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.

FHA-2175M (1-78)