

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

FILED  
GREENVILLE CO. S. MORTGAGE

JAN 0 3 30 PM '79

DOONIE S. TANKERSLEY  
N.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This form is used in connection  
with mortgages insured under the  
new Federal Family Provisions of  
the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, FRANCIS B. PAYNE and CAROLYN PAYNE

Greenville, South Carolina

of  
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 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 **THIRTEEN THOUSAND AND FIFTY and No/100**  
-----Dollars (\$ **13,050.00** ), 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, 2100 First**  
**Avenue North** in **Birmingham, Alabama 35203**  
or at such other place as the holder of the note may designate in writing, in monthly installments of **ONE HUNDRED**  
**AND NINE and 75/100**-----Dollars (\$ **109.75** ),  
commencing on the first day of **March**, 1979, 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**, 2009.

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: on the eastern edge of Reeves Avenue, being shown and desig-  
nated as a portion of Lot No. 10 on Plat of W. E. Reeves Property, recorded in the  
RMC Office for Greenville County in Plat Book Q at Page 59, and being further shown  
on a more recent plat by Freeland & Associates, dated December 18, 1978, entitled  
"Property of Francis B. Payne and Carolyn Payne," recorded in the RMC Office for  
Greenville County in Plat Book 6-y at Page 66; and having, according to said  
latter plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on  
the eastern edge of Reeves Avenue, at a point 423 feet + from the intersection of  
Reeves Avenue with Murrell Road, and running thence with the eastern edge of Reeves  
Avenue, N. 1-15 W. 54 feet to an iron pin; thence N. 88-50 E. 216.61 feet to an  
iron pin; thence S. 3-27 E. 75.62 feet to an iron pin; thence N. 85-33 W. 220.59  
feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Earl Eugene  
Canada(a/k/a Earl Eugene Cannada), dated January 5, 1979, to be recorded simul-  
taneously herewith.

The mortgagor covenants and agrees that so long as this mortgage and the said note  
secured hereby are insured under the National Housing Act, they will not execute or  
file for record any instrument which imposes a restriction upon the sale or occu-  
pancy of the mortgaged property on the basis of race, color or creed. Upon any  
violation of this undertaking, the mortgagee may, at its option, declare the unpaid  
balance of the mortgage immediately due and payable.

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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