

SOUTH CAROLINA
FORM NO. 2175M
Rev. September 1972

MORTGAGE
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

APR 11 11 16 AM '79

SONNIE S. TANKERSLEY
R.M.C. Mortgagee's address: 2100 First Avenue
North Birmingham, Alabama 35203

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carl D. Brannon and Ruby S. Brannon 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 Sixteen Thousand Seven Hundred and 00/100-----Dollars (\$16,700.00), with interest from date at the rate of Nine and One-Half per centum (9½%) 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 Fifty-Five and 81/100 Dollars (\$155.81), commencing on the first day of May, 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 April, 1999

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 certain piece, parcel or lot of land, situate, lying and being in the Dunean Mills Village, Greenville County, South Carolina, being more particularly described as Lot 63, Section 4, as shown on a plat entitled "Sub-division for Dunean Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C. on June 7, 1948, revised June 15, 1948 and August 7, 1948, and recorded in the RMC Office for Greenville County in Plat Book S-173-177, inclusive, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Seyle Street at the joint front corner of Lots 62 & 63, and running thence with the common line of said Lots, N. 58-03 W. 127.5 feet to an iron pin on the edge of a 15 foot alley; thence along said alley, N. 30-39 E. 48.8 feet to an iron pin at the joint rear corner of Lots 63 & 64; thence with the line of said Lots, S. 61-16 E. 128.5 feet to an iron pin on the northwestern side of Seyle Street; thence with said Street, S. 31-26 W. 56 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Charles Benjamin Galloway and Gladys Mae Galloway, which Deed is dated April 10, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

DOCUMENTARY STAMP
APR 11 1979
06.68

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, ail 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.

RECORDED
APR 11 1979
1434

3:00PM

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