

GREENVILLE CO. S. C.

NOV 16 4 00 PM '79

DONNIE S. TANKERSLEY
STATE R.M.C.
COUNTY OF Greenville

MORTGAGE

201488 23632

This instrument is a mortgage
under the
of the National Housing Act

FHA case No. 461:169006-203

TO ALL WHOM THESE PRESENTS MAY CONCERN: WE, WILLIAM C. ERWIN, JR. & CATHY D. ERWIN

of
406 Willowtree Drive, Simpsonville, S.C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto COLONIAL MORTGAGE COMPANY

a corporation
organized and existing under the laws of 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 THIRTY THREE THOUSAND SIX HUNDRED FIFTY --
-----Dollars (\$ 33,650.00), with interest from date at the rate
of eight ----- per centum (8 %) per annum until paid, said principal
and interest being payable at the office of COLONIAL MORTGAGE COMPANY
PO BOX 2571 in Montgomery, Alabama 36105
or at such other place as the holder of the note may designate in writing, in monthly installments of
TWO HUNDRED FORTY SIX & 99/100 ----- Dollars (\$ 246.99),
commencing on the first day of JANUARY , 19 80 , 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 DECEMBER 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

All that piece, parcel or lot of land situate, lying and being in Greenville
County, South Carolina, known and designated as Lot No. 323 shown on a plat of the
subdivision of WESTWOOD, Sec. 4, recorded in the RMC Office for Greenville County
in plat book 4 R page 30.

This is the same lot conveyed to mortgagors by Gerald R. Glur by deed of even
date herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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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