

Collateral Investment Co.
2100 First Avenue, North
Birmingham, Alabama 35203

BOB. 1497 PAGE 924

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

GRANTED FILED
S.C.
10 13 AM '80
MERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Larry N. Sneed and Greta L. Sneed
Greenville, South Carolina

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

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

organized and existing under the laws of ALABAMA, 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 Eighteen Thousand Four Hundred and No/100-----
Dollars (\$ 18,400.00).

with interest from date at the rate of Thirteen per centum (13 %)
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 Three
and 69/100----- Dollars (\$ 203.69).
commencing on the first day of April, 1980, and on the first day of each month thereafter until the prin-
cipal 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 March, 2010

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, bar-
gained, 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 thereon
situate, lying and being in Monaghan Mill Village, Greenville County, State
of South Carolina, being more particularly described as Lot No. 106, Section
3, as shown on plat entitled "Property of Larry N. Sneed and Greta L. Sneed"
as recorded in Plat Book 2w at Page 20, in the RMC Office for Greenville
County, S.C., and having according to said plat, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the northern side of McBeth Street, said pin
being approximately 213.0 feet from the interesection of Finley Street and
McBeth Street and running thence N. 10-42 E. 93.3 feet to an iron pin; thence
S. 79-11 E. 75.0 feet to an iron pin; thence S. 10-42 W. 93.3 feet to an
iron pin; thence N. 79-25 W. 75.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of
Mark K. Stewart as recorded in Deed Book 1122 at Page 127, in the RMC
Office for Greenville County, S.C., on March , 1980.

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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 encum-
brances 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 an interest on the indebtedness evidenced by the said note, at the times and in the
manner herein 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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