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MORTGAGE

with mortgages insured under the one- to four-family provisions of the National Housing Act.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FHA No. 461-173704-270 III

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, R. V. KUMARAKULATUNGAM

and SWARNA KUMARAKULATUNGAM

Greenville, South Carolina

, 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 the State of Alabama, a corporation
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

FIFTY-TWO THOUSAND

Dollars (\$ 52,000.00).

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**

2100 First Avenue North in **Birmingham, Alabama**
or at such other place as the holder of the note may designate in writing, in monthly installments of

ACCORDING TO SCHEDULE A OF SAID NOTE

Dollars (\$),

commencing on the first day of **July**, **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 **June, 2010** ** (See below)

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: being shown and designated as **Lot 210** on a Plat of **GOWER ESTATES, Section B**, recorded in the RMC Office for Greenville County in Plat Book **XX**, at Pages **36** and **37**. Said Lot fronts **100.0** feet on the northern side of **Shelburne Road**; runs back to a uniform depth of **200.0** feet, and has **100.0** feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of **Robert D. Ballenger** and **Mary B. Ballenger**, dated **May 22, 1980**, to be recorded simultaneously herewith.

** Deferred interest shall be added to the principal balance monthly. The maximum aggregate amount by which said deferred interest shall increase the principal is **56,671.79**. *Ru S.K.*

"The Mortgagor covenants and agree so long as this mortgage and the said note secured hereby are insured under the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgage 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."

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
RECORDS AND DEEDS
STAMP
20 80

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 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 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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