

SOUTH CAROLINA
FHA FORM NO. 1257M
Rev. September 1972

MORTGAGE

This instrument is subject to the terms and conditions of the deed of trust and mortgage recorded under the name of the mortgagor in the public records of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: LLOYD WYLIE JONES and CAROLYN G. JONES

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 the State 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 Twelve Thousand Eight Hundred and no/100ths ----- Dollars (\$ 12,800.00), 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 Collateral Investment Company, 2233 Fourth 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 Ninety-three and 95/100ths ----- Dollars (\$ 93.95), commencing on the first day of February 1977, 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 January 2007.

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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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Albert Street, in the City of Greer, Greenville County, South Carolina, being known and designated as the greater portion of Lot No. 21 on a plat entitled MAP OF MARCHANT PLACE, made by H. Olin Jones, dated April, 1914, recorded in the RMC Office for Greenville County, S. C., in Plat Book C, pages 196 and 197 and having according to a more recent survey thereof entitled "Property of Lloyd W. Jones and Carolyn G. Jones", made by Freeland & Associates, dated December 23, 1976, recorded in Plat Book 52 at page 48, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Albert Street at the joint front corner of Lots Nos. 20 and 21 and running thence with the western side of Albert Street, S. 9-30 E., 58.0 feet to an iron pin; thence along a new line through Lot 21, S. 80-30 W., 178.0 feet to an iron pin in or near a branch; thence with the branch as the line, the traverse of which is N. 70-16 W., 17.2 feet to an iron pin; thence N. 00-14 W., 50.0 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence along the common line of said lots, N. 80-30 E., 185.4 feet to an iron pin on the western side of Albert Street, the point of beginning.

The within property is the same conveyed to the Mortgagors by deed of Gail S. Mullinax and Frances S. Long of even date to be recorded simultaneously herewith.

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 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 repayment.

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