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SOUTH CAROLINA  
FHA FORM NO. 2175M  
(Rev. September 1972)

# 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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH D. BOGAN and LYNETTE S. BOGAN  
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 in-  
corporated herein by reference, in the principal sum of Twenty Four Thousand Three Hundred  
Fifty and No/100----- Dollars (\$ 24,350.00 ), with interest from date at the rate  
of eight and one-half per centum ( 8 & 1/2 %) 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  
One Hundred Eighty Seven and 25/100----- Dollars (\$187.25 ),  
commencing on the first day of July, 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 June, 2007.

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 certain piece, parcel or lot of land situate, lying and being on  
the east side of Cheyenne Drive, in the Town of Simpsonville, Austin  
Township, Greenville County, South Carolina, being shown as Lot No. 274  
on Plat of Section III of Westwood Subdivision, recorded in the RMC Office  
for Greenville County, S. C., in Plat Book 4-N, Page 30 and having,  
according to a more recent plat by Carolina Engineering Co., entitled  
"Property of Joseph D. Bogan and Lynette S. Bogan", dated June 1, 1977,  
the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the east side of Cheyenne Drive at the joint  
corner of Lots 273 and 274 and running thence along the line of Lot 273,  
S. 83-15 E., 151.5 feet to an iron pin at the joint rear corner of Lots  
274 and 267; thence along the line of Lot 267, S. 2-32 W., 86.0 feet to  
an iron pin at the joint rear corner of Lots 274 and 275; thence along  
the line of Lot 275, N. 83-10 W., 149.1 feet to an iron pin on the east  
side of Cheyenne Drive; thence along Cheyenne Drive, N. 0-55 E., 86.0  
feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed  
of Douglas D. Simmons and Charlotte N. Simmons, dated June 3, 1977,  
recorded June 6, 1977, in Deed Book 1058, Page 109, in the  
RMC Office for Greenville County, S. C.

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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 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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