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FILED GREEKVILLE CO **SOUTH CAROLINA FHA FORM NO. 2175M** Jay 9 11 57 AP 1 (Rev. September 1976)

2008 1400 PAGE 466

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

, a corporation

, hereinafter

JONNIE SITANKERSLEY STATE OF SOUTH CAROLINA, R.H.C. COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Steve T. McGowan and Dorothy B. McGowan

organized and existing under the laws of Alabama

shall be due and payable on the first day of

2002.

Greenville, South Carolina , hereinafter called the Mortgagor, send(s) greetings:

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

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 Ten Thousand Nine Hundred Fifty ----- Dollars (\$ 10,950.00), with interest from date at the rate Bight and one-half per centum (8.50 75) 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 Eighty-eight and 26/100 ----- Dollars (\$88.26 commencing on the first day of July , 19 77, 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,

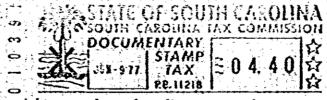
NOV, KNOV ALL MEN, That the Nortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

June

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 2 as shown on Plat entitled Subdivision for Abney Mills, Poinsett Plant; Greenville, South Carolina, made by Pickell & Pickell, Engineers, Greenville, South Carolina, March 5, 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book No. QQ at Page(s) 51, and the following metes and bounds, to wit:

Beginning at an iron pin at the joint front corner of Lots 2 and 3 on Birnie Street Extension and running thence along Birnie Street Extension N 71-12 W 92 feet to an iron pin; thence N 31-12 E 100 feet to an iron pin; thence N 62-42 E 38.2 feet to an iron pin; thence S 70-23 E 70 feet to an iron pin; thence S 30-37 W 127 feet to the point of beginning.

Being the same property conveyed by Nell J. Cox to Steve T. McGowan and Dorothy B. McGowan, dated June 8, 1977, and recorded on June 9, 1977 in Deed Book 1058 Page 234.



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 prepayment.