SOUTH CAROLINA FHA FORM NO. 21754 (Rev. September 1976) GREENVILMORTGAGE

200x 1400 FAT 803

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

SERNIE S. TANKERELE (

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STANLEY E. TAYLOR AND TERESA A. TAYLOR

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 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 Thirteen Thousand Five Hundred and No/100---Dollars (\$ 13,500.00), with interest from date at the rate per centum (8-1/2%) per annum until paid, said principal of eight and one-half per centum (8-1/2 %) per an and interest being payable at the office of Collateral Investment Company in Birmingham, Alabama 2233 Fourth Avenue, North or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Three and 82/100-----_____Dollars (\$ 103.82 , 1977 , and on the first day of each month thereafter until commencing on the first day of July 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

NOV, KNOV 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 known and designated as a portion of Lot 54 on Plat of Love Estates, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DDD, Page 199, and having, according to a more recent survey of Freeland & Associates dated June 8, 1977, entitled Property of Stanley E. Taylor and Teresa A. Taylor recorded in the R.M.C. Office for Greenville County in Plat Book 6-F, Page //, such metes and bounds as shown thereon. Said lot fronts 80 feet along Tubbs Mountain Road and runs back to a depth of 247.0 feet on the southern side of said lot and runs back to a depth of 168.6 feet on the northern side of said lot and continues back another 90.0 feet on the morthern side of said lot. Said property has the width of 77.5 feet across the rear.

This is the same property conveyed to the mortgagors by deed of Quincy A. Jones and Marjorie T. Jones recorded in the R.M.C. office for Greenville County on June 13, 1977, in Deed Book 1058, Page 361.

STATE OF SOUTH CAROLINA PAR COMMISSION DOCUMENTARY STAMP STAMP TAX COMMISSION TAX COMMISSION PRINTED TAX COMMISSION OF TAX PRINTED TAX COMMISSION OF TAX PRINTED T

 Θ

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.

22 RV-28