

SOUTH CAROLINA
PUBLIC RECORDS
GREENVILLE

MORTGAGE
GREENVILLE CO. S. C.

1977 2 25 PM 17
SUNNY S. WERSLEY
REC'D

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

GRACE DAVIS
Greenville, South Carolina

WHEREAS, the Mortgagee as well and truly indebted unto

COLLATERAL INVESTMENT COMPANY

organized and existing under the laws of the state of Alabama
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 **Fourteen Thousand Five Hundred Fifty and 00/100** Dollars (\$ 14,550.00) 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** in **Greenville, South Carolina** or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Eleven and 89/100** Dollars (\$ 111.89) commencing on the first day of **April** 1974 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 **March** 2004.

NOT KNOWN ALL MEN, That the Mortgagee, 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 Mortgagee 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Northern side of DeOyley Avenue at the intersection thereof with Long Hills Street being known and designated as Lot No. 221 and part of Lot No. 220 of Augusta Road Ranches as shown on plat entitled "Augusta Road Ranches, Property of Sarah R. Beck", dated April, 1941, and recorded in Plat Book M at Page 47 and being more particularly described as follows:

BEGINNING at an iron pin on the eastern side of Long Hills Street (joint corner of Lot No. 221 and 262) and running thence N 89-47 E 93.6 feet to an iron pin in the rear line of Lot No. 220; thence with a new line through Lot No. 220 S 0-13 E 140.0 feet to an iron pin on the northern side of DeOyley Avenue; thence with the northern side of said DeOyley Avenue S 89-47 W 5 feet to an iron pin on said northern side of DeOyley Avenue; thence with the curve of the eastern side of the intersection of DeOyley Avenue and Long Hills Street, the chord of which is N 59-12 W 44.5 feet, to an iron pin on the eastern side of Long Hills Street; thence with the eastern side of said Long Hills Street N 23-40 W 124.4 feet to the point of BEGINNING.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee 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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