

SOUTH CAROLINA  
REGISTERED  
DEEDS

GREENVILLE CO. S. C.  
MORTGAGE

BOOK 1300 PAGE 844

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN CHARLES E. JONES

GREENVILLE, SOUTH CAROLINA

hereinafter called the Mortgagee, sends greetings

WHEREAS, the Mortgagee is well and truly indebted unto **COLLATERAL INVESTMENT COMPANY**

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 **TWENTY-SIX THOUSAND THREE HUNDRED AND NO/100THS** Dollars (\$26,300.00), with interest from date at the rate of **EIGHT AND ONE-HALF** per centum (8.5%) 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 **TWO HUNDRED TWO AND 25/100THS** Dollars (\$202.25), commencing on the first day of **JUNE**, 1976 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 **MAY**, 2006.

**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, containing one (1) acre, more or less, situate, lying and being on the Northeastern side of Roper Mountain Road in Rocky Creek Church Community, Greenville County, State of South Carolina, and having according to a plat prepared by H. S. Brockman, Registered Surveyor, dated May 10, 1961, entitled "Property of Billy L. Burton", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book VV at Page 125, the following metes and bounds:**

**BEGINNING at a nail and cap in the center of Roper Mountain Road, said nail and cap being located S. 49-45 E. 258 feet, more or less, from the Southwestern corner of the property now or formerly of C. H. Bagwell, and running thence with said road S. 49-45 E. 175 feet to a nail and cap in said road; thence with the line of property now or formerly of C. H. Bagwell N. 40-15 E. 15 feet to an iron pin on the bank of said road; thence continuing with the line of the said Bagwell property N. 40-15 E. 234 feet to an iron pin (a total distance of 249 feet); thence continuing with the line of the said Bagwell property N. 49-45 W. 175 feet to an iron pin; thence still continuing with the line of the said Bagwell property S. 40-15 W. 227 feet to an iron pin on the bank of the said Roper Mountain Road; thence still continuing with the line of the said Bagwell property S. 40-15 W. 22 feet to the point of beginning (a total distance of 249 feet).**

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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