

GREENVILLE MORTGAGE

1391 297

This form is used in connection with mortgages insured under the new title insurance provisions of the National Housing Act.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
SSS

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, CHARLES A. WARTH

GREENVILLE COUNTY, 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 ELEVEN THOUSAND FOUR HUNDRED FIFTY
AND NO/100-----Dollars (\$ 11,450.00), with interest from date at the rate
of EIGHT per centum (8 %) 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-
FOUR AND 04/100-----Dollars (\$84.04),
commencing on the first day of APRIL, 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 MARCH, 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 with all
improvements thereon, situate, lying and being in the State of South
Carolina, County of Greenville, in the City of Greenville, being known
and designated as a portion of Lot 18, Block D, on a plat of Grove Park,
recorded in the RMC Office for Greenville County, South Carolina, in
Plat Book "I" at page 68 and 69, and also being known as PROPERTY OF
GEORGE E. TATE on plat recorded in the RMC Office for Greenville County
in Plat Book WWW at page 180, and having according to said plat the
following metes and bounds, to-wit:

BEGINNING at an iron pin on Brookway Drive and running thence
N. 47-19.00 W. 178.29 feet to an iron pin; thence N. 47-19.00 W. 13.21
feet to a point in the creek, with said creek being the line; thence
with said creek N. 45-27.00 E. 40.53 feet to a point in said creek;
thence S. 46-00.00 E. 14.36 feet to an iron pin; thence S. 46-00.00 E.
125.05 feet to an iron pin on Brookway Drive; thence S. 10-42.00 E.
62.50 feet along Brookway Drive to an iron pin; the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein
by deed of George E. Tate of even date to be recorded herewith.

Collateral Investment Company, 2233 Fourth Avenue North, Birmingham, ALA

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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