

2100 First Ave., North
Birmingham, Alabama

RILEY & RILEY

1431

MORTGAGE

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

GREENVILLE CO. S. C.

1442 page 300

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RICHARD R. FIRPO and KAREN M. FIRPO

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 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-four Thousand, Eight Hundred, Fifty and No/100----- Dollars (\$ 24,850.00), with interest from date at the rate of Eight and Three-fourths per centum (8-3/4 %) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company, 2100 First Avenue, North in Birmingham, Alabama

or at such other place as the holder of the note may designate in writing, in monthly installments ~~of~~ ACCORDING TO SCHEDULE A BELOW commencing on the first day of July 1978 /and on the first day of each month thereafter until the principal and interest are fully paid. The maximum aggregate amount by which said deferred interest shall increase the principal is \$1006.33. Deferred interest shall be added to the principal balance monthly.

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 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:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Simpsonville, being known and designated as Lot 72 on plat of Westwood Subdivision, Section 1, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-F at Page 21, and having, according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Cheyenne Drive at the joint front corner of Lots 72 and 73 and running thence with the joint line of said Lots, S. 89-44 E. 150.3 feet to an iron pin; thence S. 0-11 W. 100 feet to the joint rear corner of Lots 71 and 72; thence with the joint line of said lots, N. 89-42 W. 150.3 feet to an iron pin on the Easterly side of Cheyenne Drive; thence with the Easterly side of Cheyenne Drive, N. 0-11 E. 100 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Frank A. Glenn, Jr. and Cynthia P. Glenn, of even date, to be recorded herewith.

SCHEDULE A

\$ 147.47 during the 1st note year	\$ 183.20 during the 4th year note
\$ 158.53 during the 2nd note year	\$ 196.94 during the 5th note year
\$ 170.42 during the 3rd note year	\$ 211.71 during the 6th note year
	and thereafter

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.

GCTO --- 1 MY10 7R 1146
GCTO --- 1 A125 7R 1105

3.0001

4328 RV-2

0.309