

GREENVILLE CO. S. C.  
MAY 21 10 55 AM '78  
DENNIS S. TANKERSLEY  
R.H.C.

BOOK 1450 PAGE 842

# MORTGAGE

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 } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: William D. Workman and Linda Floyd

Greenville, South Carolina of 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 incorporated herein by reference, in the principal sum of Twenty-one Thousand - - - - - Dollars (\$ 21,000.00 - - ), with interest from date at the rate of nine and one-half - per centum ( 9 1/2 %) 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 One Hundred Seventy-six and 61/100 - - - - - Dollars (\$ 176.61 - ), commencing on the first day of January, 1979, 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 December, 2008.

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 115, Alpha Drive, as shown on a plat of Kennedy Park of record in the Office of the RMC for Greenville County in Plat Book JJJ at Page 179, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Alpha Drive, joint front corner of Lots 115 and 116 and running thence with the joint line of said lots N 2-42 E 133 feet to an iron pin in the center of a 10 foot drainage easement; thence with the center of said 10 foot drainage easement, N 87-18 W 75 feet to an iron pin, joint rear corner of lots 114 and 115; thence with the joint line of said lots S 2-42 W 133 feet to an iron pin on the northern side of Alpha Drive; thence with Alpha Drive S 87-18 E 75 feet to the beginning corner.

This is the same property heretofore conveyed to the Mortgagors herein by Gordon E. Mann, by deed dated November 20, 1978 and recorded November 21<sup>st</sup>, 1978 in the RMC Office for Greenville County in Deed Book 1092 at Page 366

This property is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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.

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