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GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY
R.M.C.

BOOK 1455 PAGE 825

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ralph Looper

Greenville County, South Carolina hereinafter called the Mortgagor, sends greeting:

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 Thirteen Thousand Five Hundred Fifty and No/100 ---------- Dollars ($ 13,550.00) with interest from date at the rate of nine and one-half per centum 9.50 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 Thirteen and 96/100 ---------- Dollars ($ 113.96), commencing on the first day of February 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 January, 2009.

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and to secure the payment thereof to the Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars ($3.00) 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, City of Greenville, State of South Carolina: being known and designated as part of Lot Number 62 of Furman & Haynsworth subdivision, and being more particularly shown on plat entitled "Property of Ralph Looper" prepared by Freeland and Assoc., dated January 22, 1979, and recorded in Plat Book 6Z at Page 21 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Perry Avenue at the joint front corner of this lot and property of McCombs, said point being 252 feet, more or less, from the intersection of Perry Avenue with Queen Street, and running thence along said Perry Avenue, N 65-37 W 50.2 feet to an old iron pin: thence turning and running, N 22-33 E 128.4 feet to an old iron pin: thence turning and running, S 73-05 E 50.0 feet to an old iron pin: thence turning and running, S 22-22 W 135.0 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Helen B. Cann dated January 22, 1979 and recorded on even date herewith.

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TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed in fee simple absolute, that it has good right and lawful authority to sell, convey or encumber the same as aforesaid, that all taxes and assessments on said premises have been paid to date, and that it will forever warrant and defend the said premises unto the Mortgagee, its successors and assigns, 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 it will promptly pay the principal of and interest on the indebtedness evidenced by the note and any other sums and charges payable under the terms of this mortgage. Payments received by the Mortgagee shall be applied first to payment of any advances made by the Mortgagee for taxes, insurance premiums, or other charges with respect to the mortgaged premises, then to payment of any other charges due under the terms of this mortgage, then to payment of interest, and the balance, if any, to payment of principal.

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