

CO. S. C.
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DORRIS E. TAMMERSLEY
CLERK

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SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS:

David R. Wagner and Martha C. Wagner of
Taylors, South Carolina, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company, a corporation
organized and existing under the laws of the State of Alabama, hereinafter
called 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 Sixty-Eight Thousand Nine Hundred and No/100 - Dollars (\$ 68,900.00), 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, 2100 First Avenue North in Birmingham, Alabama, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Five Hundred Seventy-Nine and 45/100 - Dollars (\$ 579.45), commencing on the first day of May, 19 79, and continuing 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 April, 2009.

Now, KNOW ALL MEN, that 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that certain piece, parcel or lot of land with all improvements thereon, including carpeting, disposal and back yard fencing, situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 51 on plat of Drexel Terrace dated April 1, 1961 prepared by Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 177, and being more fully shown on plat entitled "Property of David R. Wagner and Martha C. Wagner" prepared by Dalton & Neves Co., Engineers, as having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Dexter Drive, joint front corner of Lots 51 and 50 and running with said Drive, N. 2-29 E. 123.7 feet to an iron pin at the intersection of Drive and Dellrose Circle; thence N. 44-31 E. 33.7 feet to an iron pin on the Southern side of Dellrose Circle; thence with said Circle, N. 86-38 E. 160 feet to an iron pin, joint corner of Lots 51 and 52; thence turning S. 00-48 E. 150.7 feet to an iron pin, joint corner of Lots 52, 53 and 51; thence S. 27-04 W. 20.2 feet to an iron pin, joint rear corner of Lots 51 and 50; thence with the common line of Lots 51 and 50, N. 87-08 W. 184.4 feet to an iron pin on the Eastern side of Dexter Drive, the point of beginning.

Subject to easements, restrictions and rights-of-way, if any, affecting the above described property. ***

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

*** Being the same property conveyed to the Mortgagors herein by deed of DREXEL, INC. dated and recorded September 29, 1964 in the R.M.C. Office for Greenville County in Deed Book 758 at page 388.

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