

SOUTH CAROLINA
FIVE PER CENT
RECEIVED

MORTGAGE

1953 742

THIS INSTRUMENT IS SUBJECT TO THE PROVISIONS OF THE MORTGAGE LAW OF SOUTH CAROLINA AS AMENDED BY ACT 107 OF THE SESSIONS OF 1952 AND 1953.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Greenville, South Carolina **Charles D. James** 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 **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 **Nineteen Thousand Four Hundred and no/100-----Dollars (\$ 19,400.00-----)**, with interest from date at the rate of **nine** per centum (**9**) 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 Fifty-six and 17/100-----Dollars (\$ 156.17-----)**, commencing on the first day of **December** 19 **75**, 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 **November, 2005**

NOT KNOWN 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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 20 on plat of Ethel Y. Perry Estate recorded in plat book B page 33 of the R.M.C. Office for Greenville County, and having according to a recent survey made July 1956 by R.W. Dalton, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Paris Mountain Avenue, the front joint corner of lots Nos. 19 and 20, and running thence with the joint line of said lots S. 5-35 E. 162.5 feet to an iron pin; thence with the rear line of lot 11, S. 84-28 W. 60 feet to an iron pin corner of Lot No. 21; thence with the line of said lot N. 5-35 W. 162.5 feet to an iron pin on the south side of Paris Mountain Avenue; thence with the south side of said Paris Mountain Avenue N. 84-23 E. 60 feet to the beginning corner.



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 any 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 that written notice of an intention to exercise such privilege is given at least thirty days before such payment.

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