

1337 482

SOUTH CAROLINA

1339 641

MORTGAGE

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

WHEREAS:

Joseph M. Welsh and Linda S. Welsh

of
, 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 Seventeen Thousand Nine Hundred Fifty and

NO/100 ----- Dollars (\$17,950.00---), with interest from date at the rate of

Eight --- per centum (8- %) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company, 2233 4th Avenue No.

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 One Hundred Thirty

One and 75/100 ----- Dollars (\$131.75----), commencing on the first day of

June, 1975, 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 May, 2005.

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 piece, parcel or lot of land in Greenville County, State of South Carolina, being shown as Lot No. 31 on plat of Section One of Rockvale by plat thereof made by J. Mac Richardson, October, 1958, recorded in Plat Book QQ at Page 108 in the R.M.C. Office for Greenville County, more particularly described as follows:

BEGINNING at joint front corner of Lots 30 and 31 and running in a southerly direction S.1-58E. 124.2 feet to an iron pin; thence 14.9 feet to an iron pin at the intersection of Gayle and Kenmore Drive, the traverse of which is S.46W.; thence N.86-10W. 180.8 feet to an iron pin; thence N.1-58W. 116.6 feet to an iron pin at the front rear corner of Lots 30 and 31; thence with the common boundary of Lots 30 and 31 N.88-02E. 190 feet to the point of beginning.

The above described property is the same conveyed to the Grantor by deed of Henry C. Harding, recorded in the R.M.C. Office for said County and State in Deed Book 804, Page 647, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property. This specifically includes a 33 foot portion of a right of way in favor of Duke Power Company crossing the rear portion of the above described property.

*Continued on Page Two of this Mortgage ---

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;



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