

FILED
GREENVILLE CO. S. C.

FEB 15 1 55 PM '79

JOHN S. TANCERLEY
SOUTH CAROLINA

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

1-23-79 135
THE NATIONAL TRUST COMPANY
1000 FIFTH AVENUE
N.W.
WASHINGTON, D.C. 20004

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HOWARD DALE LITMON and MILDRED ANN G. LITMON of
Greenville, S. C. hereinafter called the Mortgagor, sends 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 **Fourteen Thousand Fifty and No/100--** Dollars (\$ 14,050.00), with interest from date at the rate of **Nine and One-Half--** per centum (9.5 %) per annum until paid, said principal and interest being payable at the office of **Collateral Investment Company, 2100 First Avenue North** in **Birmingham, Alabama, 35203** or at such other place as the holder of the note may designate in writing, in monthly installments of **One Hundred Eighteen and 16/100--** Dollars (\$ 118.16), commencing on the first day of **April** 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 **March** 2009.

NOT ENOUGH 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 Mortgagee in hand well and truly paid by the Mortgagor 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 City of Greenville, Greenville County, S. C., on the south side of Pearl Avenue, being shown as Lot No. 8, Block P, on plat of PROPERTY OF CHAPIN SPRINGS LAND COMPANY recorded in the RMC Office for Greenville County, S. C., in Plats Book E, Page 41, and having such metes and bounds as shown thereon.

This is the same property conveyed to the mortgagors herein by deed of Irvine Street Realty Corp., to be executed and recorded of even date herewith.

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 or 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 payment.

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