

FILED
GREENVILLE CO. S. C.

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DEWITT S. TANKERSLEY
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

MORTGAGE

VOL 1462 PAGE 78

This form is used in connection with mortgages insured under the one- to four-family provision of the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOHN HERBERT GRIPPER and MELINDA PATRICIA WORKMAN

Greenville, South Carolina, 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 **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 **Twenty-Three Thousand Four Hundred and No/100** -- Dollars (\$ **23,400.00**), with interest from date at the rate of **nine and one-half** per centum (**9½**) 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 Ninety-Six and 79/100** ----- Dollars (\$**196.79**), commencing on the first day of **May**, 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 **April, 2009**

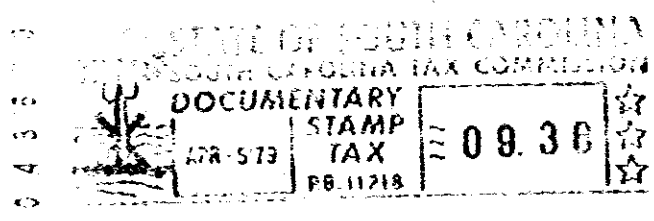
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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 piece, parcel or lot of land in Greenville County, State of South Carolina, in Gantt Township, being known and designated as Lot No. 49, according to plat of property of Woodfields, Inc., a subdivision located on the Southwestern side of Augusta Road, said lot having the following metes and bounds; according to plat made by Dalton & Neves, Engineers, recorded in R.M.C. Office for Greenville County at Plat Book S., Page 113;

BEGINNING at an iron pin on Crestfield Road, joint front corner of Lot 50 and running thence along line of Lot 50, N. 38-23 W. 246.3 feet to an iron pin, joint rear corner of Lot 40; thence along rear line of Lot 40, N. 48-49 E. 75.2 feet to an iron pin, joint corner of Lot 48; thence along line of Lot 48, S. 38-23 E. 250.2 feet to an iron pin on Crestfield Road; thence along Crestfield Road S. 51-37 W. 75 feet to beginning corner.

This is the same property conveyed to John Herbert Gripper and Melinda Patricia Workman by deed of Michael Joel Gregory, dated April 4, 1979 and recorded in the R.M.C. Office of Greenville County in Deed Book 1099 at page 913.

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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 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 prepayment.

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