

MORTGAGE

1337-403

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN
LARRY J. SOSEBEE AND GALE C. SOSEBEE
GREENVILLE, SOUTH CAROLINA

WHEREAS, the Mortgagee is well and truly indebted unto **COLLATERAL INVESTMENT COMPANY**

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 in-
corporated herein by reference, in the principal sum of **FIFTEEN THOUSAND SIX HUNDRED AND**
NO/100----- Dollars (\$ **15,600.00**) 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 FOURTH AVENUE in **BIRMINGHAM, ALABAMA**
or at such other place as the holder of the note may designate in writing, in monthly installments of **ONE**
HUNDRED FOURTEEN AND 50/100----- Dollars (\$ **114.50**)
commencing on the first day of **June** 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 any, shall
be due and payable on the first day of **May**, 2005

NOT KNOWN ALL MEN, That the Mortgagee, 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 Mort-
gagor 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, aliened, 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 the city of Greenville, Greenville
Township, State of South Carolina, located on the South side of Long Hill
Street, being known and designated as Lot No. 87 of Augusta Road Hills, a
plat of which is recorded in the RMC Office for Greenville County in Plat
Book M, at Page 33, and having according to said plat the following metes
and bounds, courses and distances, to-wit:**

BEGINNING at an iron pin on the South side of Long Hill Street at joint
corner of Lots Nos. 87 and 88, said pin being 60 feet west of the point
of intersection of Long Hill Street with Cammer Avenue; thence S. 2-56
W. 165 feet to an iron pin, rear joint corner of lots Nos. 87 and 88 in
the line of the W. J. Iselin property; thence along the line of the
W. J. Iselin property, N. 89-20 E. 60.1 feet to an iron pin, joint rear
corner of Lots Nos. 86 and 87; thence along the joint line of said Lots
N. 2-56 E. 161.3 feet to an iron pin in the line of Long Hill Street;
thence along the Southern side of Long Hill Street N. 87-04 W. 60 feet
to the point of beginning.

See Deed Book 1006, Page 915

Together with all and singular the rights, members, appurtenances, and appurtenances to the same, in and to the same, in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, 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 Mortgagee 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 otherwise dispose of the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagee further covenants that he will never defend all and singular the premises unto the Mortgagee, his heirs, and assigns, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal and interest on the note hereinabove described, and will pay the same in the manner therein provided. If he fails to do so, he will be liable for the principal and interest on the note, and for the reasonable attorney's fees and costs of collection, and for the reasonable attorney's fees and costs of litigation, and for the reasonable attorney's fees and costs of enforcement of the note, and for the reasonable attorney's fees and costs of preparation of this mortgage.

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