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FILED GREENVILLE CO. S. C.
Revised September 1975. Use Optional.
Section 159, Title 38 U.S.C., Applicable to Federal Housing Administration Association
DONNIE S. TANKERSLEY R.H.C.

MORTGAGE

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

WHEREAS: JOHN RAYMOND MEANS, JR. and ROSA E. MEANS

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company, a corporation organized and existing under the laws of South Carolina, 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 Twenty-eight thousand seven hundred Fifty and No/100ths-----Dollars (\$ 28,750.00), with interest from date at the rate of eight & 3/4 per centum 8 3/4% per annum until paid, said principal and interest being payable at the office of Collateral Investment Company in Greenville, South Carolina, 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 Two hundred twenty-six and 26/100ths-----Dollars (\$ 226.26-----), commencing on the first day of July, 1978, 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 June, 2008.

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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; near the City of Greenville, on the Southwest corner of the intersection of Fleetwood Drive and Coolbrook Drive, shown as Lot No. 54 on Plat of Magnolia Acres recorded in Plat Book GG, at Page 133, in the RMC Office for Greenville County, and being more particularly shown on Plat of property of Cornelius Hammett Dearybury, dated June 8, 1960, and, according to said Plat, being more particularly described as follows:

BEGINNING at an iron pin on the Southwest side of Coolbrook Drive, front corner of Lot No. 53; thence with the line of said Lot S. 36-57 W. 163.0 feet to an iron pin at the rear corner of Lot No. 55; thence with the line of said lot, N. 22-27 W. 179.9 feet to an iron pin on the South side of Fleetwood Drive; thence with the South side of said Drive, N. 67-55 E. 85.0 feet to the intersection of said Drive with Coolbrook Drive; thence with the curve of said intersection, S. 70-30 E. 37.0 feet; thence with the curve of Coolbrook Drive, S. 49-50 E. 17.0 feet to the point of beginning.

Derivation: Deed of Cornelius Hammett Dearybury, dated May 22, 1978, in Deed Book 1079, at Page 692 and recorded May 23, 1978.

The mortgagor covenants and agrees that so long as this mortgage and the said note secured hereby are guaranteed under the provisions of the Serviceman's Readjustment Act of 1944, as amended, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, or creed. Upon any violation of this undertaking, the mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

(CONTINUED ON BACK)

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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