

2233 Fourth Avenue, North
Birmingham, Alabama 35203

GREENVILLE CO. S.C.

BOOK 1394 PAGE 324
SOUTH CAROLINA

VA Form 26-6118 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

RILEY & RILEY

MORTGAGE

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

WHEREAS:

RONALD L. MESSER

Greenville, South Carolina 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 incor-
porated herein by reference, in the principal sum of Thirty-three Thousand and No/100-----
-----Dollars (\$33,000.00), 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, North
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 Two Hundred, Forty-
Two and 22/100----- Dollars (\$ 242.22), commencing on the first day of
May, 19 77, 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 April, 2007.

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 certain piece, parcel or lot of land situate, lying, and being
in the Town of Simpaonville, County of Greenville, State of South Carolina,
being known and designated as Lot 51 on plat of PINE TREE SUBDIVISION,
which plat is recorded in the RMC Office for Greenville County, South
Carolina in Plat Book 5-D at Page 63, and having, according to a more
recent plat entitled "Property of Ronald L. Messer," prepared by R. B.
Bruce, RLS, dated April 6, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly edge of Neely Ferry Road
at the joint front corner of Lots 51 and 52 and running thence with the
joint line of said Lots, N. 62-23 E. 150 feet to an iron pin; thence
S. 27-37 E. 100 feet to an iron pin at the joint rear corner of Lots
51 and 50; thence with the joint line of said Lots, S. 62-23 W. 150
feet to an iron pin on the Northeasterly edge of Neely Ferry Road;
thence with the Northeasterly edge of Neely Ferry Road, N. 27-37 W.
100 feet to the beginning corner.

"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 next page)
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; Range, dishwasher, wall-
to-wall carpeting

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