

GREENVILLE CO. S. C.

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CONNIE S. TAYLOR SLOTT
R.M.O.

SOUTH CAROLINA

VA Form 26-6335 (Home Loan)
Revised September 1975. Use Optional.
Section 509, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS:

JAMES PHIL KAY

Greenville County, South Carolina, 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 incorporated herein by reference, in the principal sum of Twenty-six Thousand Nine Hundred Fifty and No/100 ----- Dollars (\$ 26,950.00), with interest from date at the rate of eight & one-half per centum (8.50%) 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 delivered or mailed to the Mortgagor, in monthly installments of Two Hundred Seven and 25/100 ----- Dollars (\$ 207.25), commencing on the first day of August, 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 July 1, 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; on the northwesterly side of Cason Street, near the City of Greenville, being designated on plat entitled "Property of H.O. Moody, Jr." prepared by C.O. Riddle dated April 9, 1971, recorded in the RMC Office for Greenville County in Plat Book SSS at Page 407, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Cason Street, said pin being the joint corner of property of Moody and property now or formerly belonging to Piedmont Park Methodist Church and running thence with the common line of said lots, N 53-11 W 111.95 feet to an iron pin on the southeasterly side of Piedmont Park Road; thence with the southeasterly side of said Road, N 31-26 E 153.9 feet to an iron pin at the joint corner of property of Moody and property now or formerly belonging to Whitehead; thence continuing S 45-17 E 158.8 feet to an iron pin on the northwesterly side of Cason Street; thence with the northwesterly side of said Street, S 50-03 W 135.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor by deed of H.O. Moody, Jr. dated July 1, 1977 and recorded of even date herewith.

This mortgage specifically includes the carpet, one air conditioning unit and the fence located on the above-described property.

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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