

GREENVILLE CO. S. C.

PL 25 12 31 1977

1401-955

DONNIE S. TANKERSLEY
R.M.C.

SOUTH CAROLINA

VA Form 26-6319 (Home Loan)
Revised August 1963. Use Optional
Section 1539, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS:

PATRICK J. RICE and JANET L. RICE
115 Woodridge Circle
Mauldin, SC

Mauldin, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY

, a corporation

, hereinafter

organized and existing under the laws of Alabama
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 Twenty Eight Thousand Nine Hundred and NO/100ths
Dollars (\$ 28,900.00 . . .), with interest from date at the rate of
Eight & one-half per centum (8 1/2%) 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 Twenty-
Two and 24/100ths Dollars (\$ 222.24 . . .), commencing on the first day of
August , 1977 , 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 , 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 piece, parcel or lot of land, together with all buildings and improvements
specifically including disposal and storm windows, situate, lying and being in Green-
ville County on the western side of Woodridge Circle and being shown and designated
as Lot No. 86 on a plat of Windsor Park made by R. K. Campbell, Surveyor, dated
March 29, 1960 and recorded in the R.M.C. Office for Greenville County in Plat Book
RR at Page 25 and being more particularly described as follows:

BEGINNING at an iron pin at the joint corner of Lots 85 and 86 on Woodridge Circle;
thence S. 65-40 W. 176 feet to an iron pin; thence N. 13-05 W. 150 feet to an iron
pin; thence N. 76-18 E. 148.3 feet to an iron pin; thence along Woodridge Circle
S. 23-21 E. 78.8 feet to an iron pin; thence S. 28-08 E. 41.2 feet to the point of
beginning.

DERIVATION: This being that property conveyed to Mortgagor by deed of William J.
Long, III dated July 22, 1977 and recorded concurrently herewith.

The mortgagor covenants and agrees that so long as this mortgage and the said note
secured hereby are quaranteed 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 mortgages may,
at its option, declare the unpaid balance of the debt secured hereby immediately due
and payable.

The mortgagor covenants and agrees that should this mortgage or the note secured
hereby not be eligible for guaranty or insurance under Serviceman's Readjustment Act
within 90 days from the date hereof (written statement of any officer or authorized
agent of the Veterans Administration declining to guarantee or insure said note and/or
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;

this mortgage being deemed conclusive proof of such ineligibility), the present holder
of the note secured hereby or any subsequent holder thereof may, as its option, declare
all notes secured hereby immediately due and payable.

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