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GREENVILLE CO. S. C.

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SOUTH CAROLINA

VA Form 26-6333 (Home Loan)
Revised September 1975. Use Optional.
Section 150, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

JOHN W. STANLEY

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

} ss:

Collateral Investment Company
2233 Fourth Avenue, North
Birmingham, Alabama 35203

WHEREAS:

Randall Simmons and Cathy D. Simmons of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company, a corporation organized and existing under the laws 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 Eighteen Thousand Eight Hundred Fifty and no/100-----Dollars (\$ 18,850.00), with interest from date at the rate of eight and one-half per centum (8.5 %) 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 One Hundred Forty-four and 96/100-----Dollars (\$ 144.96), commencing on the first day of October, 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 September, 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 tract of land situate, lying and being in Butler Township, Greenville County, State of South Carolina; containing 3.0 acres, more or less, and being a portion of the property Janet H. Bramlett in School District 135 as shown on the County Block Book at 549.1-1-16 in Old Pliny School District on the waters of the Enoree River near the Bennett's Bridge and having the following courses and distances, to-wit: BEGINNING at an iron pin on the Northwestern side of Thompson Road, said pin being 1139 feet from the intersection of South Carolina Highway #296 and Thompson Road, thence running N. 52-02 W. 749.3 feet to an iron pin; thence running S. 31-37 W. 150.0 feet to an iron pin; thence running S. 48-22 E. 762.89 feet to an iron pin on the Northwestern side of Thompson Road; thence running with said Road N. 29-45 E. 200.0 feet to an iron pin; the point of beginning. THIS being a portion of the property conveyed to Janet H. Bramlett by deed of Norman M. Bramlett, recorded in the R.M.C. Office for Greenville County on September 16, 1976, in Deed Book 1042 at page 971.

"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."

"The mortgagor covenants and agrees that should this mortgage or the note secured hereby not be eligible for guaranty or insurance under Servicemen's Readjustment Act within 30 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 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."

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;

IN WITNESS WHEREOF

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