

GREENVILLE CO. S. C.

GREENVILLE CO. S. C.

1023 3088170

BURNE S. TANKERSLEY
REC'D

1520 575

SOUTH CAROLINA

1522 PAGE 215

VA Form 26-6118 (Home Loan)
Revised August 1963. Use Optional
Section 149, Title 38 U.S.C. Acceptable to
Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS:

DARWIN A. MESSIER AND JOYCE D. MESSIER----- of
Greenville, South Carolina-----, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company-----, a corporation
organized and existing under the laws of Birmingham, 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 Thousand Five Hundred and No/100-----
----- Dollars (\$ 30,500.00-----), with interest from date at the rate of
Nine and one-half per centum (9 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 Fifty-six
and 81/100----- Dollars (\$ 256.81-----), commencing on the first day of
October , 19 74, 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 August , 2004 .

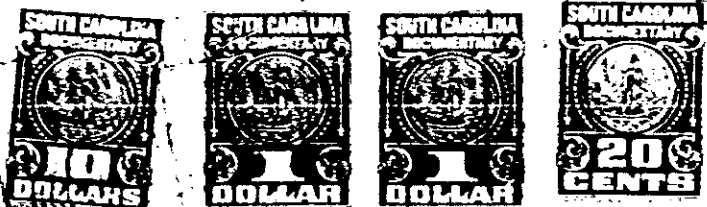
Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor
in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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, situate, lying and being in the State of South
Carolina, in the County of Greenville, in the City of Mauldin, being on Parsons Avenue
and shown and designated as Lot No. 73 of a subdivision known as Glendale II on a
plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 000
at Page 55 and reference to said plat is craved for a metes and bounds description.

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

Also included in the terms of this mortgage are the following easily removable items: dishwasher,
Range or countertop unit and wall to wall carpeting (living room, dining room, hall, & bedrooms)
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;



0215

4328 RV-2