

2100 First Avenue, North
Birmingham, Alabama 35203

FILED
GREENVILLE CO. S.C.

16120 00

SOUTH CAROLINA

VA Form 24-4135 (Home Loan)
Revised September 1975. Use Optional.
Section 125, Title 38, U.S.C. Except
Note to Federal National Mortgage
Association.

JUL 2 9 07 AM '79

JOHN C. TAKERSLEY
MORTGAGE

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

WHEREAS:

JAMES HARRIS PRITCHARD and WYNNE WEISMAN PRITCHARD

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 Forty-Five Thousand Five Hundred and no/100ths Dollars (\$ 45,500.00---), with interest from date at the rate of ten per centum (10%) 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 Three Hundred Ninety-Nine and 49/100ths----- Dollars (\$ 399.49 -----), commencing on the first day of August, 19 79, 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, 2009.

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 with the buildings and improvements thereon lying and being on the southeasterly side of Clearfield Road near the City of Greenville, South Carolina, being known and designated as Lot 54, Section 1, Oak Forest Subdivision, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6H at Page 30 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Clearfield Road, said pin being the joint front corner of Lots 54 and 55, and running thence with the common line of said lots S 32-22 E 175.6 feet to an iron pin, the joint rear corner of Lots 54 and 55; thence S 76-34 W 105.85 feet to an iron pin the joint rear corner of Lots 53 and 54; thence with the common line of said lots N-26-26 W 150.6 feet to an iron pin on the southeasterly side of Clearfield Road; thence with the southeasterly side of Clearfield Road N63-30 E 85 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Westminster Company, Inc. recorded in the RMC Office for Greenville, South Carolina, on July 2, 1979 in Deed Book 1105 at Page 866.

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.

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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