

FILED
GREENVILLE CO. S. C.

SOUTH CAROLINA

NOV 19 4 35 PM '69

MORTGAGE
ALBANY, WORTH
S. C.

VA Form 30-6310 (Home Loan)
Revised August 1963. Use Optional
Section 140, Title 38 U.S.C. Avail-
able to Federal National Mortgage
Association.

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

WHEREAS: I, Jushaw W. Buchanan

Greenville County, 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 incor-
porated herein by reference, in the principal sum of -----Eleven Thousand and No/100-----
----- Dollars (\$11,000.00), with interest from date at the rate of
Seven and One-half per centum (7 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 Seventy Six and
92/100----- Dollars (\$ 76.92), commencing on the first day of
January, 1970, 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 November, 1999.

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 Mortgagee
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, situate, lying and being on the south-
western side of Judson Road in the County of Greenville, State of South Carolina, being
shown and designated as part of Lot 6 on a plat of Property of Kenneth J. James and
Eleanor B. James recorded in the RMC Office for Greenville County, South Carolina, in
Plat Book TT, at Page 58, reference to said plat being craved for a complete and de-
tailed description thereof.

The mortgagor covenants and agrees that so long as this mortgage and the said note
secured hereby are guaranteed under the provisions of the Servicemen'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 Readjust-
ment 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 thereof may,
at 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;