

JUL 10 1 20 PM '70

OLLIE FARNSWORTH  
R. H. C.

SOUTH CAROLINA

VA Form 26-4118 (Home Loan)  
Revised August 1963, Use Optional.  
Section 1810, Title 38 U.S.C. Acceptable  
to Federal National Mortgage  
Association.

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } \*\*

WHEREAS:

Joe David Ellison ----- 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 incor-  
porated herein by reference, in the principal sum of Thirteen Thousand Two Hundred Fifty and No/100 --  
-----Dollars (\$ 13, 250.00 ----), with interest from date at the rate of  
Eight and 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 One Hundred One and  
89/100 -----Dollars (\$101.89 -----), commencing on the first day of  
September -----, 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 August -----, 2000.

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 those pieces, parcels or lots of land situate, lying and being on the northern side of Rogers  
Avenue near the City of Greenville, in the County of Greenville, State of South Carolina and  
known and designated as Lot No. 19 and the adjoining one-half of Lot No. 20 of a subdivision  
of Perry Property, plat of which is recorded in the R.M.C. Office for Greenville County in Plat  
Book I at Page 33; also shown as the property of Joe David Ellison on plat prepared by Carolina  
Engineering & Surveying Co. recorded in the R.M.C. Office for Greenville County in Plat Book  
4E at Page 97; said lots having such metes and bounds as shown on said latter plat.

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 oc-  
cupancy 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 el-  
igibility 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 de-  
clining 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;

*First*  
This Mortgage Assigned to: Federal Savings and Loan Assoc. of Clearwater  
From Collateral Investment Company  
on 12th of August 1970 instrument recorded  
in Vol. 1165 of R. E. Mortgages on Page 107  
This 31 of August 1970, # 5025