

GREENVILLE CO S C

FEB 1 11 29 AM '71

BOOK 1179 PAGE 499

VA Form 26-2000 (Official Loan)
Revised August 1966 Use Official
Form 26-2000 U.S.G. Assessor
and the Federal National Mortgage
Association

OLLIE FARNSWORTH

R.M.C.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

WHEREAS: I, Seabrook L. Marchant

Greenville, S. C.

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 Fourteen Thousand

Dollars (\$ 14,000.00), with interest from date at the rate of

eight per centum (8 %) 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 two & 90/100 Dollars (\$ 102.90), commencing on the first day of

March, 19 71, 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 January, 2001.

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 in the city of Greenville, state of South Carolina, known and designated as Lot No. 92 and a portion of lot No. 91, as shown on plat of Augusta Circle subdivision recorded in plat book F page 23 of the RMC Office for Greenville County, and having according to a recent survey made by R. B. Bruce, R.L.S. January 15, 1971, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of West Augusta Drive, joint front corner of Lots 92 & 93; thence with the southwest side of said street S. 55-15 E. 65 feet to an iron pin in the front line of Lot No. 91; thence with a new line through said lot S. 21-52 W. 128.5 feet to an iron pin; thence N. 71-35 W. 62.52 feet to an iron pin corner of Lot No. 93; thence with the line of said lot N. 21-35 E. 146.8 feet to the beginning corner.

"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;

United Life and Accident Insurance Company

Collateral Investment Company

26th April 71

11 91 420

21 May 71 # 27847