

REC'D: S. C.
APR 26 12 27 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1188 PAGE 53

SOUTH CAROLINA

VA Form 26-6338 (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

ss:

WHEREAS:

Melvin D. Timmons, Jr. and Beth L. Timmons ----- 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 Thirty-nine Thousand Three Hundred and No/100
Dollars (\$39,300.00 ---), with interest from date at the rate of
Seven ----- per centum (7 --%) 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 Sixty-
one and 74/100 -----Dollars (\$ 261.74 -----), commencing on the first day of
June -----, 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 April -----, 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 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 near the Town of
Mauldin, in the County of Greenville, State of South Carolina and known and de-
signated as Lot No. 67 as shown on a plat entitled "Revision of Lots 66 and 67,
Camelot", as prepared by Campbell & Clarkson Surveyors, March 17, 1971; said plat
being recorded in the R.M.C. Office for Greenville County in Plat Book 41 at Page
155; said lot having such metes and bounds as shown thereon.

Also included within the terms of this mortgage are the following removable items:
range or counter top unit, dishwasher, garbage disposal and vent fan.

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 im-
mediately 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 Service-
man'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 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;

over.