

FILED
GREENVILLE CO. S. C.
Nov 1 11 00 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1212 PAGE 33

SOUTH CAROLINA

VA Form 26-4328 (Home Loan)
Revised August 1962, Use Optional,
Section 1610, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS:

James F. Batson----- of
Greenville, South Carolina-----, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company-----, a corporation
organized and existing under the laws of Birmingham, 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 Twenty-one Thousand and No/100-----
Dollars (\$21,000.00-----), 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 One Hundred Thirty-nine
and 86/100----- Dollars (\$139.86-----), commencing on the first day of
December-----, 1971, 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 October-----, 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 on the Southwestern
side of Keith Drive in the City of Greenville, County of Greenville, State of South
Carolina and known and designated as a portion of Lot 16 and 17 of property of A. A.
Green, plat of which is recorded in the R.M.C. Office for Greenville County in Plat
Book M at Page 145 and according to a survey prepared by Carolina Surveying Co.,
October 1971, has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwestern side of Keith Drive which iron pin is
400 feet Southeast from the intersection of Keith Drive and Perrin Street and running
thence with the Southwestern side of Keith Drive S. 35-45 E., 100 feet to an iron pin
at the joint front corner of Lots Nos. 17 and 18 and running thence with the joint line
of said lots S. 54-30 W., 150 feet to an iron pin; running thence along a line through
Lot No. 17 N. 35-45 W., 100 feet to an iron pin; running thence along a new line
through Lot No. 16 N. 54-30 E., 150 feet to an iron pin; point of beginning.

"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."

"The mortgagor covenants and agrees that should this mortgage or the
note secured hereby not be eligible for guaranty or insurance under
SEE NEXT PAGE

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;

This Mortgage Assigned to: Seawater Bank
Savings in the City of New York
From: Collateral Investment Co
on 1st day of Nov. 1971. Assignment recorded
in Vol. 1218 of R. E. Mortgages on Page 319
This 4 of Jan. 1972. # 18160