

GREENVILLE CO. S. C.
MAY 5 2 06 PM '72
OLLIE FARNSWORTH
R. H. C.

BOOK 1232 PAGE 211

SOUTH CAROLINA

VA Form 24-6224 (Home Loan)
Revised August 1963. Use Optional.
Section 1110, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

WHEREAS: I, Francis Gene Fowler

Greenville County, 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 incorporated herein by reference, in the principal sum of Eighteen thousand nine hundred fifty and no/100-
----- Dollars (\$ 18,950.00), 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 twenty-six and 21/100----- Dollars (\$ 121.26), commencing on the first day of June, 1972, 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, 2002.

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; near the City of Greenville, on the southwestern side of Sewanee Avenue, being known and designated as Lot No. 56 on plat of White Oak Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book "P", at page 121, also shown on plat prepared by Carolina Surveying Company April 27, 1972, entitled "Property of Frances Gene Fowler" recorded in the R.M.C. Office for Greenville County in Plat Book 40, at page 61. Said lot fronts 83.7 feet on the southwestern side of Sewanee Avenue and runs back to a depth of 199.5 feet on the south side, to a depth of 154.1 feet on the north side, and has 89.3 feet across the rear.

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.

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;