

VA Form 26-4338 (Home Loan)
Revised August 1963. Use Optional
Section 1810, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

FILED
GREENVILLE CO. S. C.

SEP 5 1 12 PM '72

ELIZABETH RIDDLE
R.M.C.

MORTGAGE

BOOK 1247 PAGE 635

SOUTH CAROLINA

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: George D. Sims and Kay C. Sims

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company

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 Nine Hundred Fifty and no/100-----Dollars (\$14,950.00), 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 Ninety Nine and 57/100-----Dollars (\$99.57), commencing on the first day of October, 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 August, 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;

ALL that lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known as portions of Lots Nos. 12 and 13, Property of G. L. Walker, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, Page 18, having a frontage on Rice Street of 66.1 feet, side lot lines of 206.6 feet and 213.6 feet, and a rear width of 65 feet.

The lien hereof includes the attic fan located in said premises.

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;

The mortgagor covenants and agrees that should this mortgage or the note secured hereby not be eligible for guaranty or insurance under Servicemen's Readjustment Act within 90 days from the date hereof

This Mortgage Assigned to Suburban Federal Savings
+ Loan Assoc.
From Collateral Investment Co.
on 15th day of Sept 19 72 Assignment recorded
in Vol. 1252 of R. L. Mortgages on Page 420
This 6th of Oct 19 72, # 10587