

VA Form 26-4224 (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 25 MORTGAGE

SOUTH CAROLINA

STATE OF SOUTH CAROLINA, ELIZABETH RIDDLE
COUNTY OF GREENVILLE } ss: R.H.C.

WHEREAS: JAMES WILLIAM DUNCAN

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 ELEVEN THOUSAND AND NO/100 -----
Dollars (\$ 11,000.00), 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 Eighty-Five and
29/100 ----- Dollars (\$ 85.29), commencing on the first day of
November, 19 72, 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, 1992.

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 in the
County of Greenville, State of South Carolina, being known and desig-
nated as Lot No. 33, as shown on a plat of Section 1, Burlington Indus-
tries, Inc., which plat is of record in the Office of the RMC for Green-
ville County in Plat Book JJJ at Page 10. Reference to said plat being
craved for a metes and bounds description thereof.

The mortgagor covenants and agrees that so long as this mortgage and the
said note secured hereby are guaranteed under the provisions of the Service-
man'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 Servicemen'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 con-
clusive proof of such ineligibility), the present holder of the note secured
hereby or any subsequent holder thereof may, as its option, declare all notes
secured hereby immediately due and payable.

This mortgage covers the carpet situate in the above described premises.

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;