

FILED
GREENVILLE CO. S. C.

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BOOK 1256 PAGE 431

ELIZABETH RIDDLE
R.H.C.

SOUTH CAROLINA

VA Form 16-211 (Rev. 6-21-64)
Revised August 1968. U.S. National
Mortgage Association
Section 1410, Title 28 U.S.C. - Accept-
able to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: JAMES WILLIAM ROSE

Greenville, South Carolina, of
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 Thirteen Thousand Nine Hundred Fifty and No/100 ----- Dollars (\$ 13,950.00), 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-Two and 91/100 ----- Dollars (\$ 92.91), commencing on the first day of December, 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 October, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 19, Cordell Subdivision, as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corners of Lots 19 and 20 and running thence with the edge of Curtis Road S. 46-32 E. 75 feet to the joint rear corners of Lots 18 and 19; running thence S. 38-25 W. 153.5 feet to an iron pin on Cornell Court; running thence with the edge of said Cornell Court N. 56-50 W. 70 feet to an iron pin at the joint front corners of Lots 19 and 20; running thence N. 36-38 E. 166.8 feet to an iron pin, the 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."

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: