

2-6-12
File

FILED
GREENVILLE CO. S. C.

BOOK 1280 PAGE 171

VA Form 16-4336 (Home Loan)
Revised August 1963. Use Optional
Section 1810, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } 38.

WHEREAS: TOMMY L. JACKSON

Greenville County, S. C. , 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 FIFTEEN THOUSAND TWO HUNDRED FIFTY -----Dollars (\$ 15,250.00), 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 One and fifty-seven one-hundredths Dollars (\$ 101.57), commencing on the first day of February , 19 73, 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 December 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 in Greenville County, State of South Carolina, in Gantt Township, about 2 1/4 miles west of the city of Greenville, on the western side of Hunt Street and shown on plat of property of C. P. Brumley recorded in plat book JJ page 148, and having according to survey made by R. W. Dalton December 1972, the following courses and distances, to-wit:

Beginning at a stake on the western side of Hunt Street, 170.6 feet south from unnamed street, at corner of property owned by Brumley, and running thence with line of said lot N. 56-00 W. 157.8 feet to an iron pin; thence N. 34-00 E. 70 feet to an iron pin; thence S. 56-00 E. 158.3 feet to an iron pin on the western side of Hunt Street; thence with the western side of said street S. 33-35 W. 70 feet to 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;