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GREENVILLE, CO. S. C.

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SOUTH CAROLINA

GREENVILLE, CO. S. C. DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

WHEREAS: Roy C. Canada

Greenville County, 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 Ten Thousand Five Hundred Fifty and NO/100--- Dollars (\$ 10,550.00), 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-One and 87/100 Dollars (\$81.87), commencing on the first day of April, 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 March, 1993.

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 in Greenville Township on the north side of Edgemont Avenue and being known and designated as the eastern one-half of Lot No. 17 of Block C as shown on plat of RIVERSIDE, recorded in Plat Book "K" at Page 281, in the RMC Office for Greenville County and having the following metes and bounds, to-wit.

Beginning at an iron pin on the north side of Edgemont Avenue, said iron pin being 25 feet from the joint corner of Lots 17 and 18 and running thence through the middle of Lot No. 17 N.10-15 E. 125 feet to an iron pin on the south side of a 15-foot alley; running thence with the south side of said 15-foot alley S.79-45 E. 25 feet to an iron pin; thence with line of Lot No. 18 S.10-15 W. 125 feet to an iron pin on the north side of Edgemont Avenue; thence with the north side of Edgemont Avenue N.79-45 W. 25 feet to the beginning corner.

All those certain pieces, parcels or lots of land situate, lying and being on the north side of Edgemont Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina known as Lots Nos. 18 and 19 of Block C on plat of RIVERSIDE made by R. H. Foster, Surveyor, October, 1909, and recorded in the RMC Office for Greenville County in Plat Book "A" at Page 323, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

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. (cont'd)

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 part of the security for the indebtedness herein mentioned; open porch

For re-record see R & M Book 1283 Page 363