

MORTGAGE

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

WHEREAS: Arnold Jackson Roberts, II, and Cheryl R. Roberts

Simpsonville, South Carolina, of
hereinafter called the Mortgagor, is indebted to
Collateral Investment Company

, a corporation
organized and existing under the laws of the State 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 Twenty Thousand Two Hundred and 00/100
Dollars (\$ 20,200.00), with interest from date at the rate of
eight & one-half per centum (8½ %) per annum until paid, said principal and interest being payable
at the office of Collateral Investment Company, 2233 Fourth Avenue, North,
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 Fifty
Five and 34/100 Dollars (\$ 155.34), commencing on the first day of
February, 19 74, 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, 2003

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 the County of
Greenville, City of Simpsonville, State of South Carolina, with all the buildings
and improvements thereon, situate, lying and being at the Northwest corner of the
intersection of Cheyenne Drive and Seminole Drive, in Fairview Township, being
known and designated as Lot No. 52, on Plat No. 4, West Georgia Heights, made by
Madison H. Woodward, February 13, 1963, recorded in the R. M. C. Office for Green-
ville County, S. C., in Plat Book CCC, Page 151, said plat being referred to for
a more complete 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 Serviceman's Re-
adjustment 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 mort-
gaged 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 conclusive proof of such ineligi-
bility), the present holder of the note secured hereby or any subsequent holder
thereof may, as its option, declare all note 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; carpet.