

FILED
GREENVILLE CO. S.C.

1005-743

SOUTH CAROLINA

MORTGAGE

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



WHEREAS: William J. Barnes

8 Camelback Road, Greenville, 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 incor-
porated herein by reference, in the principal sum of Twenty-Eight Thousand Seven Hundred
Fifty and No/100 -----Dollars (\$28,750.00--), with interest from date at the rate of
eight one-fourth per centum $8 \frac{1}{4} \%$ 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 Two Hundred
Sixteen and 20/100-----Dollars (\$216.20-----), commencing on the first day of
May , 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 March , 2004.

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, with all improvements thereon, situate,
lying and being in the County of Greenville, State of South Carolina, being
shown as Lot No. 4 on plat of Canterbury Hills, as recorded in the RMC Office
for Greenville County, South Carolina, in Plat Book MM, at Page 150, and fronting
on Camelback Road. THIS MORTGAGE ALSO SPECIFICALLY INCLUDES the range or
counter top unit and the wall-to-wall carpeting in the living room, den and hall
now situate in the house located on the subject property and further includes
the fence situate on said property.

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. The Mortgagor
covenants and agrees that should this mortgage or the note secured hereby not
be eligible for guaranty or insurance under Serviceman'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
ineligibility), the present holder of the note secured hereby or any sub-
sequent holder thereof may, as its option, declare all notes 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;

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