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GREENVILLE CO. S. C.

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CLERK OF COURT  
GREENVILLE, S. C.

1007-697

SOUTH CAROLINA

VA Form 26-6115 (Home Loan)  
Revised August 1963. Use optional  
Section 1981, Title 38, U.S.C. Avail-  
able to Federal National Mortgage  
Association.

# MORTGAGE

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

WHEREAS: Mark A. McDermott and Judith McDermott

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY, Its successors and assigns, as their interest may appear, 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 Thirty Eight Thousand Seven Hundred ----- Dollars (\$ 38,700.00 ), 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, 35203, 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 Ninety-Seven and 60/100 ----- Dollars (\$297.60 ), commencing on the first day of June, 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 April, 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; being known and designated as Lot No. 75, Block F, as shown on plat of University Heights Subdivision, being recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the western side of Twinbrook Drive (formerly Drayton Drive) 386.5 feet south from Campbell Street at the corner of Lot 76; thence with the line of said lot, S. 56-37 W. 196.6 feet to a stake at the corner of Lot 74; thence with the line of said lot, S. 32-07 E. 100 feet to a stake at the corner of Lot 72; thence with line of said lot, N. 56-37 E. 193.7 feet to a stake on Twinbrook Drive; thence with the western side of Twinbrook Drive, N. 30-26 W. 100 feet to the beginning corner.

"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 (Over)

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; all the wall to wall carpets located on the above described premises.



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