

VA Form 26-6333 (Home Loan)
Revised August 1963, Use Optional,
Section 1819, Title 38 U.S.C. Acceptable to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS: James R. Merritt and Wanda S. Merritt

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to
Collateral Investment Company

, a corporation
, hereinafter
organized and existing under the laws of Alabama
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 Seven Thousand Nine Hundred Fifty and no/100---
Dollars (\$ 7950.00---), with interest from date at the rate of
Eight & one-half-- per centum (8-1/2%) 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 Sixty-nine and 01/100---
Dollars (\$ 69.01-----), commencing on the first day of
July, 1974, 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 June, 1994.

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 shown as Lot 81, Section 6, on plat entitled "Subdivision
for Dunean Mills, Greenville, S. C.", recorded in the RMC Office for Greenville County
in Plat Book S at pages 173-177, and fronting on Gallon Street.

The mortgagors covenant and agree that so long as this mortgage and said note secured
hereby are guaranteed under the provisions of the Servicemen'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 mortgagors covenant and agree that should this mortgage or the note secured hereby
not be eligible for guaranty or insurance under Servicemen's Readjustment Act without
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 subsequent holder thereof may, at its option, declare all
notes secured hereby immediately due and payable.

This mortgage also covers the window air conditioner installed in the above property.

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;

