

VA Form 26-6133 (Home Loan)
Revised August 1963. Use Optional
Feature 1963. Title is U.S.C. 3801. Avail-
able to Federal National Mortgage
Association.

JUN 25 9 48 AM '74

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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

WHEREAS:

We, John Lewis Smith and Ester W. Smith
Greenville, South Carolina, 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 - - - - Seventeen thousand five hundred - - -
- - - - - Dollars (\$ 17,500.00), with interest from date at the rate of
Eight and three-fourths per centum (8.75%) 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 - - - - -
One hundred thirty-seven and 90/100 - Dollars (\$ 137.90), commencing on the first day of
August, 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, 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; on the northwestern side of Crosby Circle, being shown and
designated as Lot 163 on a Plat of PARAMOUNT PARK prepared by Piedmont Engineering
Service, July, 1949, recorded in the R.M.C. Office for Greenville County, South
Carolina, in Plat Book W, at Page 57, reference to said plat being craved for a
complete and detailed description thereof. Said Lot fronts 70 feet on the north-
western side of Crosby Circle; runs in parallel lines to a depth of 150 feet; and
is 70 feet across the rear.

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 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 ineligibility), the present holder of the
debt secured hereby or any subsequent holder thereof may, at 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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