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GREENVILLE CO. S. C.

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SOUTH CAROLINA 10 51 17 17
FHA FORM NO. 2125m
(Rev. March 1973)
BENJAMIN S. TANNER ROBERT
R.M.C.

MORTGAGE

Part of the proceeds of this mortgage will be used to finance the construction of housing under the provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Tommy B. Orr and Loretta B. Orr

of
Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Colonial Mortgage Service Company

a corporation
organized and existing under the laws of Pennsylvania, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of Eighteen Thousand and No/100-----
Dollars (\$ 18,000.00), with interest from date at the rate
of eight and three-fourths-----per centum (8-3/4 %) per annum until paid, said principal
and interest being payable at the office of Colonial Mortgage Service Company, 7320 Old York Road
in Philadelphia, Penn.

or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred
Forty-One and 66/100-----Dollars (\$ 141.66).
commencing on the first day of August, 19 74, and 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 July, 2004.

NOTE, KNOW ALL MEN, That the 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 Mort-
gagor 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, and released, and by these presents does
grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real
estate situated in the County of Greenville
State of South Carolina:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville,
State of South Carolina, being known and designated as Lot No. 184 as shown on a plat of
Rockvale, Section II, dated July, 1959, prepared by J. Mack Richardson of recorded in the
Office of the RMC for Greenville County in Plat Book QQ at Page 109, reference to said plat
being craved for a metes and bounds description thereof.

"The grantors covenant and agree that so long as this Deed of Trust, Security Deed, or
Mortgage whichever is applicable, and the Note secured hereby are guaranteed under the
Servicemen's Readjustment Act, or insured under the provisions of the National Housing
Act, whichever is applicable, he will not execute or file for record any instrument which
imposes a restriction upon the sale or occupancy of the subject property on the basis of
race, color or creed. Upon violation of this covenant, the note holder may, at its
option, declare the unpaid balance of the debt secured hereby immediately due and payable."



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in
any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom,
and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in
connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns
forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments, in the principal that are next due on the note, on the first day of any month prior
to maturity, provided that written notice of an intention to exercise such privilege is given at least thirty
days prior to payment, and that in the event the debt is paid in full prior to maturity, and

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