

MORTGAGE

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

WHEREAS: Jack E. Gilliland, Jr. and Susan R. Gilliland

of
Greenville County, 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 incorporated herein by reference, in the principal sum of Twenty-four Thousand One Hundred
Twenty-five and No/100 ----- Dollars (\$ 24,125.00), with interest from date at the rate of
nine & one-half per centum (9½ %) 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 Three
and 13/100 ----- Dollars (\$ 203.13), commencing on the first day of
December, 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 October, 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 shown and designated as Lot Number 78 on plat of
Western Hills, recorded in the RMC Office for Greenville County in Plat
Book "QQ" at Pages 98 & 99; said lot fronting 100.0 feet on Alice Farr
Drive.

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 mortgage covenants
and agrees that should this mortgage or the note secured hereby not be eligi-
ble 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 ineligi-
bility), the present holder of the note secured hereby or any subsequent
holder thereof may, as its option, declare all notes secured hereby
immediately due and payable.

This mortgage specifically includes the carpeting in two bedrooms and
the living room; the range or counter top unit; and two air condition-
ing units situate in the house on the above described 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;