

YA Form 26-4111 (Home Loan)
Revised August 1963. Use Optional.
Section 1519, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

SOUTH CAROLINA



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

WHEREAS:

JESSE D. HUMBERD, JR. AND PATRICIA V. HUMBERD

Greenville, 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 TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100THS----- Dollars (\$26,500.00), with interest from date at the rate of

nine per centum (9 %) 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 Thirteen

and 59/100ths----- Dollars (\$ 213.59), commencing on the first day of

February , 19 75 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 December ,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;

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 148 as shown on plat of Avon Park as recorded in the R. M. C. Office for Greenville County in Plat Book KK at page 71 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Marlow Lane at the joint front corner of Lots Nos. 147 and 148 and running thence N. 20-09 W. 200 feet to an iron pin at the joint rear corners of Lots Nos. 133 and 148; thence N. 69-51 E. 80 feet to an iron pin at the joint rear corners of Lots Nos. 149 and 148; thence S. 20-09 E. 200 feet to an iron pin on the northern side of Marlow Lane; thence with the northern side of Marlow Lane S. 69-51 W. 80 feet to the point of beginning.

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 *

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;

* to guarantee or insure said note and/or this mortgage being deemed conclusive proof of such eligibility), the present holder or the note secured hereby or any subsequent holder thereof may, as its option, declare all notes secured hereby immediately due and payable.