

# MORTGAGE

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

WHEREAS: George C. Carson and Georgia D. Carson

Greenville, 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 Five Thousand Two Hundred and 00/100 ----- Dollars (\$ 5,200.00--), with interest from date at the rate of eight & one-half per centum ( 8½ %) 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 Thirty-nine and 99/100 ----- Dollars (\$ 39.99-----); commencing on the first day of March, 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 February, 2005.

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, City of Greenville, State of South Carolina; being shown and designated as Lot No. 5 of the J. N. Carson Property on a plat prepared for George C. Carson and Georgia D. Carson by Freeland & Associates, dated February 12, 1975, and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Haynie Street at the joint front corner of Lots 4 & 5 and running thence with the common line of said lots N. 10-30 W. 95 feet to an iron pin on a 15 foot alley at the joint rear corner of said lots; thence along the southern side of said alley N. 80-45 E. 42 feet to an iron pin; thence S. 10-30 E. 95 feet to an iron pin on the northern side of Haynie Street; thence along said street S. 80-45 W. 42 feet to an iron pin, the point of BEGINNING.

The above described property was conveyed to the mortgagors by deed to be recorded herewith and is further known as lot 16, of block 6, on tax sheet 91.1 in the Block Book Department of Greenville County.

The above described property is conveyed subject to all restrictions, easements or rights-of-way existing or of record which affect the title to the above described property.

The mortgagors covenant and agree that so long as this mortgage and the said note secured hereby are guaranteed under the provisions of the Servicemen's Readjustment Act of 1944, as amended, they 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, creed, or color. 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 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 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.

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