

MORTGAGE

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

WHEREAS:

We, Donald G. Yeargin and Elaine S. Yeargin

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 incorporated herein by reference, in the principal sum of - - - Thirteen thousand nine hundred fifty -
 ----- Dollars (\$ 13,950.00), with interest from date at the rate of
 Eight percentum (8 %) per annum until paid, said principal and interest being payable
 at the office of Collateral Investment Company, 2233 Fourth Avenue North
 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 One Hundred and Two
 and 39/100----- Dollars (\$ 102.39), commencing on the first day of
 April, 1975, 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 March, 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
 State of South Carolina; on the Southern side of Old U. S. Highway No. 29, being known
 and designated as Lots 9 and 10 on Plat of the Claud E. Shockley Property,
 recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 89.
 Said lots front 50 feet on Old U. S. Highway No. 29; run back to a depth of 209.9
 feet on the western boundary; run back to a depth of 180.3 feet on the eastern
 boundary, and are 57.3 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 Servicemen's Re-
 adjustment 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 under-
 taking, 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 the 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 note 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;

