

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

WHEREAS: Frederick W. Bunch, and Carolyn G. Bunch

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 incor-
 porated herein by reference, in the principal sum of Thirty-Five Thousand and No/100-----
 -----Dollars (\$ 35,000.00), with interest from date at the rate of
 eight and one-half per centum (8-1/2%) 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 Two Hundred Sixty-
 Nine and 15/100-----Dollars (\$ 269.15), commencing on the first day of
 August, 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 July, 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:

All that piece, parcel or lot of land in the County of Greenville, State of South
 Carolina, situate, lying and being on the southern side of Indian Trail and being
 known and designated as Lot No. 7 on a plat of DOGWOOD TERRACE, recorded in the
 RMC Office for Greenville County in Plat Book UU at Page 5, and having, according
 to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Indian Trail at the joint front
 corner of Lots 7 and 8 and running thence with the common line of said Lots, S.08-53
 W. 167 feet to an iron pin; thence S.81-07 E. 104.3 feet to an iron pin on the
 western side of Alpine Drive; thence with said Drive, N.02-30 W. 48.1 feet to an iron
 pin; thence continuing with said Drive, N.08-53 E. 100 feet to an iron pin at the
 corner of the intersection of Alpine Drive and Indian Trail; thence with the curve
 of the intersection, the chord of which is N.36-07 W. 28.3 feet to an iron pin on
 the southern side of Indian Trail; thence with Indian Trail, N.81-07 W. 75 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."

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;

