

FILED  
GREENVILLE CO. S. C.  
SEP 2 10 15 AM '75  
EDDIE S. TAYLOR  
CLERK

BOOK 1347 PAGE 605

SOUTH CAROLINA

# MORTGAGE

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

WHEREAS: John M. Cox----

of  
, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY

organized and existing under the laws of Alabama, a corporation  
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 and No/100 Dollars (\$ 13,900.00 ), with interest from date at the rate of Eight & one-half per centum ( 8 1/2% ) 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 One Hundred Six and 89/100----- Dollars (\$ 106.89 ), commencing on the first day of October, 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 September, 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 situate, lying and being on the Western side of Piedmont Highway near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as the Northern portion of Lot No. 11 of the property of W. W. Griffin, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 55 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Piedmont Highway at the joint front corner of Lots Nos. 10 and 11 and running thence with the joint line of said Lots N. 72-15 W. 418.6 feet to an iron pin on the right of way of the Southern Railroad; running thence with Eastern side of said right of way S. 28-45 W. 62 feet to an iron pin the rear line of Lot No. 11; running thence through Lot No. 11 S. 72-15 E. 442 feet more or less, to an iron pin on the Western side of Piedmont Highway; running thence with said Highway N. 17-45 E. 60 feet to an iron pin 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 OVER

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;



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