

# MORTGAGE

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

WHEREAS: We, William T. Campbell and Audrey A. Campbell, of Greenville,  
County, South Carolina-----

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-----, 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 incor-  
porated herein by reference, in the principal sum of Twenty-three Thousand, Six Hundred and  
no/100----- Dollars (\$23,600.00), 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-----  
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 Eighty-nine  
and 98/100----- Dollars (\$ 189.98), commencing on the first day of  
December, 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 November, 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 certain piece, parcel or lot of land, situate, lying and being in the  
State of South Carolina, County of Greenville in Oaklawn Township, containing one (1)  
acre, more or less, known as part of the "H. H. Newton Place" about 15 miles South  
from Greenville, South Carolina, on Public Road between Pelzer, South Carolina and  
Wares, having the following metes and bounds, courses and distances: BEGINNING at  
an iron pin on the corner of said land and land belonging to "Pete" Simpson, thence  
running S09-00W for a distance of 210 feet to an iron pin; thence N70-24W for a dis-  
tance of 210 feet to an iron pin; thence N09-00E for a distance of 210 feet to an  
iron pin; thence S70-24E for a distance of 210 feet, which is back to the beginning  
point. This land is surrounded by lands now or formerly belonging to William  
Chapman and Pete Simpson. AND, ALSO, all my right, title and interest in and to  
a twenty-five foot driveway easement for the purpose of ingress and egress to said  
property from Highway Number 8 to the property corner at the Simpson line heretofore  
granted by William Chapman. For resurvey, see Plat Book 5-0, page 10.

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 mort-  
gagee may, at its option, declare the unpaid balance of the debt secured hereby im-  
mediately 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 author-  
ized 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, as  
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;

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