

FILED
GREENVILLE CO. S. C.

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LOWIE S. TANKERSLEY
R.M.C.

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SOUTH CAROLINA

YA Form 26-4328 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS: Hugh R. Conwell and Sharon A. Conwell

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to
Collateral Investment Company

of
a corporation
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 Eighteen Thousand Nine Hundred Fifty and No/100-----Dollars (\$ 18,950.00), with interest from date at the rate of eight-----per centum (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 35203 , 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 Thirty-Nine and 09/100-----Dollars (\$ 139.09), commencing on the first day of December , 1976 , 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 , 2006 .

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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;

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All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Brookdale Avenue and being known and designated as Lot No. 7 of Block D on a plat of FAIR HEIGHTS Subdivision, made by R. E. Dalton, Engineer, October, 1924, recorded in the RMC Office for Greenville County in Plat Book F at Page 257, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Brookdale Avenue, joint front corner of Lots 6 and 7 of Block D and running thence with the line of Lot 6, S.58-40 E. 150 feet to an iron pin; thence with the rear line of Lot 20, S.31-20 W. 50 feet to an iron pin; thence with the line of Lot 8, N.58-40 W. 150 feet to an iron pin on the southeastern side of Brookdale Avenue; thence along said Avenue, N.31-20 E. 50 feet to the beginning corner.

This is the same property as that conveyed to the mortgagors herein by deed from Joseph David Bogan recorded in the RMC Office for Greenville County on November 9, 1976.

"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;

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