## **MORTGAGE**

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

WHEREAS: ALFRED Q. JARRETTE

payable on the first day of December

, hereinafter called the Mortgagor, is indebted to Greenville, South Carolina 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 incorporated herein by reference, in the principal sum of Twenty-five Thousand and 40/100 Dollars (\$ 25,000.00 ), with interest from date at the rate of eight %) per annum until paid, said principal and interest being payable per centum ( 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-**Dollars (\$ 1.3.50** three and 50/100 ), commencing on the first day of January

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 scaling 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 Grachville, State of South Carolina;

interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and

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, 19 77, and continuing on the first day of each month thereafter until the principal and

All that certain piece, percel or lot of land with the buildings and improvement thereon, lying and being on the southerly side of Perry Avenue, near the City of Greenville, b. C., being known as a portion of Lots 15 and 16 on plat entitled B. O. Lartin Property as recorded in the RMC Office for Greenville County, S. C., in Plat Book HHH, page 32 and having, according to a more recent plat entitled "Property of Alfred Q. Jarrette" dated November 15, 1976, prepared by Compbell and Clarkson Surveyors, Inc., the following metes and bounds, to-wit:

BEGIMIES at an iron pin at the southeasterly corner of Perry Avenue and Leach Street and running thence with the southerly side of Perry Avenue S 71-15 E 70 feet to an iron pin; thence S 15-45 to 163 feet to an iron pin; thence i 71-15 i 70 feet to an iron pin on the southeasterly side of Leach Street; thence with the southersterly side of Leach Street N 10-45 E 143 Sect to an iron pin, the point of leginning.

The noregagor covenants are agrees that so long as this nortgage and the said note secured hereby are guaranteed under the provisions of the ServiceLen'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 instediately due and payable. (Continued on next page)

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.