

Collateral Investment Company
2233 Fourth Avenue, North
Birmingham, Alabama 35203

GREENVILLE COUNTY

1397 720

SOUTH CAROLINA

VA Form 26-6335 (Home Loan)
Revised September 1975. Use Optional.
Section 1910, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS:

Kenneth Joel Cousson and Kay S. Cousson ----- of
Greenville County, South Carolina -----, 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 Forty-one Thousand Five Hundred and No/100 --
-----Dollars (\$ 41,500.00-----), 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 -----
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 Three Hundred Four
and 61/100 -----Dollars (\$ 304.61 -----), commencing on the first day of
July -----, 19 77, 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 June -----, 2007 .

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, with improvements thereon, situate, lying and
being on the northern side of Collingwood Drive (formerly Clearview Drive) and being
known and designated as Lot No. 40 of Morningside Subdivision as shown on plat thereof
recorded in the R.M.C. Office for Greenville County in Plat Book FF at Page 84 and having
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Collingwood Drive at the joint front
corner of Lots 32 and 40 which iron pin is situate at the northwestern corner of the
intersection of Richbourg Road and Collingwood Drive and running thence along the joint
line of said lot lines N. 45-23 E., 304.6 feet to an iron pin; thence S. 54-15 E., 113.9
feet; thence along the line of Lot 41, S. 35-54 W., 187.3 feet to an iron pin; thence along
the northern side of Collingwood Drive N. 81-44 W., 80 feet; thence along said drive S. 86-
40 W., 120.7 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.

The mortgagor covenants and agrees that should this mortgage or the note secured hereby
not be eligible for guaranty or insurance under Serviceman's Readjustment Act within 90
days from the date hereof (written statement of any officer or authorized 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, at its option, declare all notes se-
cured 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;

This is the same property conveyed to the Mortgagors herein by deed of Wallace L. Duncan
and Lettie Jean Duncan recorded in the R.M.C. Office for Greenville County on May
1977 in Deed Book 1056 at Page 678 .

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