

FILED
GREENVILLE CO. S.C.
APR 13 4 17 PM '79
DONNIE S. TANKERSLEY
R.H.C.

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SOUTH CAROLINA

MORTGAGE

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

WHEREAS: We, WILLIAM D. HAGINS and HILDA C. HAGINS

Greenville, South Carolina, 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 incorporated herein by reference, in the principal sum of ONE HUNDRED THOUSAND and No/100----- Dollars (\$ 100,000.00), with interest from date at the rate of Nine & one-half-- per centum (9.5 %) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company, 2100 First 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 EIGHT HUNDRED AND FORTY ONE and No/100----- Dollars (\$ 841.00), commencing on the first day of June, 19 79, 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 May, 2009.

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; on the northwestern edge of White Horse Road, being shown on a plat entitled "Property of William D. & Hilda C. Hagins," dated March 15, 1979, by Terry T. Dill, Reg. C.E. & L.S., said plat being recorded in Greenville County Plat Book _____ at Page _____, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an old iron pin on the northwestern edge of White Horse Road, at the joint corner with property owned by College Park Church of God of Prophecy, and running thence with the northwestern edge of White Horse Road, S. 39-30 W. 140 feet to a point; thence S. 39-15 W. 96.3 feet to a new iron pin on the northwestern edge of White Horse Road, at the joint line with property owned by Winfield J. Gilchrest; thence with said Gilchrest line, as follows: N. 64-03 W. 188.7 feet to a new iron pin; thence N. 47-11 W. 116 feet to a new iron pin; thence N. 26-11 E. 175 feet to a new iron pin; thence N. 59-09 E. 136.5 feet to a new iron pin; thence S. 78-34 E. 27 feet to an old iron pin at the joint rear corner with property of College Park Church of God of Prophecy; thence with said Church line, S. 42-33 E. 271.9 feet to the point of beginning. This is the same property conveyed to the mortgagors herein by deed of Winfield J. Gilchrest, dated April 13, 1979, and recorded simultaneously herewith.

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 Servicemen'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, as its option, declare all notes secured hereby immediately due and payable.

180 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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DOCUMENTARY
STAMP
\$ 40.00
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