

FILED  
GREENVILLE CO. S. C.  
AUG 14 4 25 PM '72

VA Form 24-4324 (Home Loan)  
Revised August 1963. Use Optional.  
Section 1510, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

SOUTH CAROLINA

ELIZABETH RIDGLE  
R.M.C.

# MORTGAGE

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

WHEREAS: O. KEITH PICKELSIMER

GREENVILLE

of  
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 incorporated herein by reference, in the principal sum of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$ 13,500.00 ), with interest from date at the rate of

seven per centum ( 7 %) 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 EIGHTY-NINE AND

91/100 Dollars (\$ 89.91 ), commencing on the first day of

September

, 19 72, 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 July , 2002.

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, situate, lying and being in the County of Greenville, State of South Carolina, located on the Eastern side of Beacon Street and being known and designated as Lot No. 22, as shown on a plat of Ethel Y. Perry Estate, which plat is of record in the Office of the RMC for Greenville County in Plat Book Q at Page 26, reference to said plat being craved for a metes and bounds description thereof.

"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 mortgage 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:

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;