

MORTGAGE

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

WHEREAS:

MATTHEW ROSEMOND AND HETTIE R. ROSEMOND

Greenville, 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 Fourteen Thousand Nine Hundred Fifty and
No/100-----Dollars (\$ 14,950.00), with interest from date at the rate of
eight and one-half per centum (8½ %) 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 One Hundred Fourteen
and 97/100-----Dollars (\$ 114.97), commencing on the first day of
November, 19 76, 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 October, 2006.

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 lot of land with the buildings and improvements thereon, situate on the South
side of Prancer Avenue, in the City of Greenville, in Greenville County, South Carolina,
being shown as Lot No. 294 on plat of Pleasant Valley, recorded in the R.M.C. Office for
Greenville County, S. C., in Plat Book BB at page 163, said lot fronting 60 feet along
the South side of Prancer Avenue, running back to a depth of 160 feet on the east side,
to a depth of 160 feet on the west side, and being 60 feet across the rear.

Deed of Frank M. Garrett and Margaret F. Garrett, dated October 14, 1976, recorded in
Deed Book 1044, at page 632, R.M.C. Office for Greenville County, S. C.

"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."

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;

