

VA Form 26-6331 (Home Loan)  
Revised August 1973. Use Optional  
Section 149, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

11 23 11 40 AM '74  
DUNN S. STANLEY

SOUTH CAROLINA

# MORTGAGE

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

WHEREAS:

JAMES ROSEMOND and RUBY G. ROSEMOND

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 Twenty-eight Thousand Five Hundred  
and No/100 ----- Dollars (\$ 28,500.00 ), with interest from date at the rate of  
nine & one-half per centum ( 9½ %) 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 Two Hundred Thirty-  
nine and 97/100 ----- Dollars (\$ 239.97 ), commencing on the first day of  
September, 19 74, 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, 2004.

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; known as Lot Number 15 on plat of Laurens Road Sub-  
division, recorded in Plat Book "O" at Page 116 in the RMC Office for  
Greenville County; said lot fronting 75.0 feet on Blair Street.

This mortgage specifically includes the range or counter top unit,  
dishwasher, wall to wall carpeting, and the 12 x 26 swimming pool  
situate on the above described property.

The mortgagors 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 immedi-  
ately due and payable. The mortgagors covenant and agree 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 hold 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;



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