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SOUTH CAROLINA  
NOTARY PUBLIC  
STATE OF SOUTH CAROLINA

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

JOE N. GANTT and ALICE H. GANTT

Greenville, South Carolina

hereinafter called the Mortgagor and secured by a note

WHEREAS the Mortgagor is indebted to

**COLLATERAL INVESTMENT COMPANY**

a corporation

organized and existing under the laws of **THE State of Alabama** hereinafter called the 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 **Ten Thousand and no/100**

**Eight and one-half** Dollars **\$10,000.00** with interest thereon at the rate of **8.5** per centum **8.5** per annum until paid, said principal and interest being payable at the office of

**Collateral Investment Company**  
in **Birmingham, Alabama**

in accordance with the following terms to-wit: to pay in monthly installments of

**Seventy Six and 90/100** Dollars **\$ 76.90**

commencing on the first day of **April** 1975 and 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 **March** 2005

**NOT KNOWN ALL MEN**, That the Mortgagor in consideration of the amount of debt and to better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagee in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville**

State of South Carolina: **City of Greenville, on the Northwestern side of Cain Street, being shown and designated as Lot No. 88, on a Plat of Abney Mills, Poinsett Plant Property, made by Pickell and Pickell Engineers, dated March 5, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, at Pages 51 and 67, reference to which is hereby craved for the metes and bounds thereof.**

The mortgagor covenants and agree so long as this mortgage and the said note secured hereby are insured under the National Housing Act, they 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 mortgage immediately due and payable.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

**TO HAVE AND TO HOLD**, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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