

MORTGAGE

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

WHEREAS:

Robert T. Forrester and Carole D. Forrester-----of
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 Twenty Five Thousand and No/100-----
-----Dollars (\$ 25,000.00---), with interest from date at the rate of
Eight and one-half per centum (8 1/2%) 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 Ninety
Two and 25/100-----Dollars (\$ 192.25-----), commencing on the first day of
June -----, 19 75, 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 -----, 2005 .

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 -----
State of South Carolina;

ALL that certain piece, parcel or lot of land, situate, lying and being
in the State of South Carolina, County of Greenville, on the southwestern
side of Strange Road being known and designated as Lot 12 on a plat of
Avon Park recorded in the RMC Office for Greenville County in Plat Book
KK at page 71 with metes and bounds as shown thereon.

"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
the 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
hereof may, as its option, declare all notes secured hereby immediately
due and payable."

Also included within the terms of this mortgage are the following easily
removable items: Wall to wall carpeting.

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;

