

GREENVILLE COUNTY
RECORDED
R.M.C. OFFICE

1975-102

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: James I. Eaton

Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to
Collateral Investment Company

, a corporation
organized and existing under the laws of the State 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 (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 Ninety-
Two and 25/100 Dollars (\$ 192.25), commencing on the first day of
September, 1975, 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 August, 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 Greenville
State of South Carolina;

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying
and being in the County of Greenville, State of South Carolina, in O'Neal Township, being
known as Lot No. 8 of the Ponder Rosa Village Subdivision as shown on a plat recorded in
the RMC Office for Greenville County, S. C., in Plats Book 4-R, at Page 27, and being more
fully described thereon as follows:

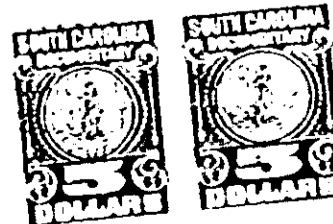
BEGINNING at a point on Becky Gibson Road, the joint front corner of Lots Nos. 7 and 8 and
running thence S. 11-47 W. 465.5 feet to a point; thence N. 78-13 W. 100 feet to a point,
the joint back corner of Lots Nos. 8 and 9; thence along said line N. 11-47 E. 473 feet to
a point on Becky Gibson Road; thence along said Road S. 74-00 E. 100 feet to the point of
beginning.

This mortgage shall include all carpeting in the residence located on the above property.

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 restric-
tion 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, at its option, declare the note secured*
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;

*hereby immediately due and payable.



5.10.07

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