

GREENVILLE CO. S. C.

APR 22 9 54 AM '76

BONNIE S. TARKERSLEY  
R.M.C.

SOUTH CAROLINA

VA Form 24-4118 (Home Loan)  
Revised August 1963, Use Optional  
Edition 1549, Title 38 U.S.C. Accept-  
able to Federal National Mortgage  
Association.

# MORTGAGE

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

WHEREAS: Edward Eugene Thomas and Rhodia Ann Thomas

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 incorporated herein by reference, in the principal sum of Twenty-Two Thousand Two Hundred and No/100 - Dollars (\$22,200.00), with interest from date at the rate of eight and one-half per centum ( 8.5 %) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company, 2233 Fourth Avenue North in Birmingham, Alabama 35203, 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 Seventy and 72/100 - Dollars (\$170.72), commencing on the first day of June, 1976, 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, 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 piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 68 and a part of Lot No. 69, Pleasant Valley, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, page 163, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Penrose Avenue, said iron pin being 211.4 feet in a northwesterly direction from the intersection of Pleasant Ridge Avenue and Penrose Avenue, and running thence through Lot No. 69, N. 69-31 E. 175 feet to an iron pin; thence along the lines of Lots Nos. 65, 66 and 67, S. 20-29 E. 130.5 feet to an iron pin in the line of Lot No. 89; thence along the line of Lots Nos. 89, 88 and 87, S. 89-52 W. 186.7 feet to an iron pin on Penrose Avenue; thence along Penrose Avenue N. 20-29 W. 65.6 feet to an iron pin.

"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 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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