

2233 Fourth Ave North
Birmingham, Ala

FILED
GREENVILLE CO. S.C.
AUG 2 1 02 PM '76
BONNIE S. TANKERSLEY
R.M.C.

200-1374-207

SOUTH CAROLINA

VA Form 26-6118 (Home Loan)
Revised August 1963. Use Optional
Section 1338, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS: We, Gary B. Kent and Pamela A. Kent

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company, a corporation organized and existing under the laws of State 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 Nine Thousand Nine Hundred Fifty and No/100-----Dollars (\$ 29,950.00), 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, 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 and 32/100-----Dollars (\$ 230.32), commencing on the first day of September, 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 August, 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; and being on the western side of Bedford Lane, near the City of Greenville, being known and designated as Lot No. 63 as shown on a plat of Avon Park, prepared by C. C. Jones & Associates, dated November, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK, Page 71. Said lot fronts on Bedford Lane an aggregate of 75 feet; runs back to a depth of 175 feet on its northern boundary; runs back an aggregate of 178 feet on its southern boundary; and is 95 feet across its western boundary.

The mortgagors covenant and agree 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 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 such ineligibility) the present holder thereof may, at its option, declare all notes secured hereby immediately due and payable.

This is the same property conveyed to the mortgagors by deed of First National Bank of South Carolina recorded August 2, 1976, in the R.M.C. Office for Greenville County in Deed Book 1040, Page 551.

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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