

GREENVILLE CO. S.

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VA Form 26-4318 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

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SOUTH CAROLINA

DEAN S. TANNENBERG
R.M.C.

MORTGAGE

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

WHEREAS: John N. Bering and Marilyn S. Bering

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 Thirty-nine Thousand Nine Hundred Fifty
and No/100 ----- Dollars (\$ 39,950.00), with interest from date at the rate of
eight ----- per centum (8 %) 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 Two Hundred
Ninety-three and 23/100 ----- Dollars (\$ 293.23), commencing on the first day of
April, 1977, 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 March, 2007.

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; being shown and designated as Lot Number 13 on plat
of Brook Glenn Gardens, recorded in Plat Book JJJ at Pages 84 and
85 of the RMC Office for Greenville County; said lot fronting on
Ravensworth Road.

This mortgage specifically includes the carpeting and two window
air conditioning units located in the residence situate on the above
described property.

This is the same property conveyed to the Mortgagors by deed of Har-
lan Russell Carroll and Helen R. Carroll recorded March 28, 1977.

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 guarantee or insure said note and/or this
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;

mortgage being deemed conclusive proof of such ineligibility), the
present holder of the note secured hereby or any subsequent holder
thereof may, as its option, declare all notes secured hereby immedi-
ately due and payable.

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