

FILED
GREENVILLE, S. C.

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BOOK 1185 PAGE 59

VA Form 20-2000 (Home Loan)
Revised August 1966 - Use Optional
Section B10, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association

OLLIE FARNSWORTH
R.M.C.

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

WHEREAS: I, Donald J. Simmons

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

, a corporation
organised 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 ---Eighteen Thousand Nine Hundred Fifty and
No/100-----Dollars (\$ 18,950.00), with interest from date at the rate of
Seven----- per centum (7 %) 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
Twenty Six and 21/100-----Dollars (\$126.21), commencing on the first day of
April 1, 19 71, 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 February, 2001.

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, situate, lying and being on the north-
eastern side of Archwood Court, in the County of Greenville, State of South Carolina,
being shown and designated as Lot 22 on plat of Collinwood Park made by J. C. Hill,
October 1962, recorded in the RMC Office for Greenville County, South Carolina, in
Plat Book CCC, at Page 27, reference to said plat being craved for a complete and
detailed description thereof; said plat being made a part hereof and incorporated
herein by reference.

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, thereof may, at its option,
declare all notes secured hereby immediately due and payable.

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;

(over)