

MORTGAGEE'S ADDRESS:
2233 Fourth Avenue North
Birmingham, Alabama 35203

GREENVILLE CO. S. C.

SEP 27 2 10 PM '77

1411 1002

DONNE S. TARKER
R.H.C.

SOUTH CAROLINA

YA Form 26-4335 (Home Loan)
Revised September 1975. Use Optional.
Section 1510, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS:

Richard Larry Gunter and Nancy H. Gunter of
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-Five Thousand and No/100-----
-----Dollars (\$ 35,000.00), with interest from date at the rate of
eight & 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 Two Hundred Sixty-
Nine and 15/100-----Dollars (\$ 269.15), commencing on the first day of
November, 19 77, 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 October, 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;

ALL that piece, parcel or lot of land, with all improvements thereon or
hereafter constructed thereon, situate, lying and being in the County of
Greenville, near the Town of Simpsonville, on the northeast side of Delmar
Drive, being shown as Lot 42 on plat of Brentwood, Section 2, recorded in
the RMC Office for Greenville County, S.C. in Plats Book 4-R at Page 5,
said plat being referred to for a more complete description thereof.

Being the identical property conveyed to the mortgagors by deed of Irvine
Street Realty Corp., to be executed and recorded of even date herewith.

This mortgage also covers the wall-to-wall carpeting and disposal located
in the residence on the above-described property.

The mortgagors covenant and agree that so long as this mortgage and the
said note secured hereby are guaranteed under the provisions of the Ser-
viceman's Readjustment Act of 1944, as amended, they 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 Serviceman'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

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