

# MORTGAGE

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

WHEREAS: ALVIN T. GREGORY and SALLY GREGORY

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 Twenty-nine Thousand Nine Hundred and  
no/100ths ----- Dollars (\$ 29,900.00 ), with interest from date at the rate of  
eight and one-half per centum (8-1/2 %) 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 Two Hundred Twenty-  
nine and 93/100ths ---- Dollars (\$ 229.93 ), commencing on the first day of  
January, 19 78, 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 December, 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, together with all buildings and improvements,  
situate, lying and being at the northeastern corner of the intersection of Capewood  
Road with Cheyenne Drive, in the Town of Simpsonville, Greenville County, South  
Carolina, being shown and designated as Lot No. 284 on a plat of WESTWOOD, SECTION  
III, made by Piedmont Engineers and Architects, dated June 21, 1971, recorded in the  
RMC Office for Greenville County, S. C., in Plat Book 4-N, page 30, reference to  
which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Thomas E.  
Jewell, et al, to be recorded simultaneously herewith.

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, 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;