

# MORTGAGE

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

WHEREAS: ANDREW SHERMAN AND GENEVA L. SHERMAN

GREENVILLE, SOUTH CAROLINA, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY

of  
, a corporation  
, hereinafter  
organized and existing under the laws of the State of Alabama  
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 SIXTEEN THOUSAND, FIVE HUNDRED AND  
NO/100 ----- Dollars (\$ 16,500.00 ), with interest from date at the rate of  
eight & one-half per centum (8.50%) 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 One Hundred Twenty  
Six and 89/100 ----- Dollars (\$ 126.89 ), commencing on the first day of  
April, 1978, 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, 2008.

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 thereon, situate, lying and being on the northern side  
of Pleasant Ridge Avenue, in the City of Greenville, County of Greenville,  
State of South Carolina, being known and designated as Lot No. 19 as  
shown on a plat of PLEASANT VALLEY made by Dalton & Neves, dated April  
1946, recorded in the R.M. C. Office for Greenville County, S.C., in Plat  
Book P at page 92, reference to which plat is hereby made for a more com-  
plete description thereof.

The above described property is the same conveyed to the mortgagors  
herein by deed of V.E.T.S., INC., to be recorded 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;

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