

GREENVILLE CO. S.C.
11 9 20 1978

1437 0012

VA Form 26-4338 (Home Loan)
Revised August 1973. Use Optional
Section 1432, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

JOHN HENRY DAWKINS and LOIS DAWKINS 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 Eighteen Thousand Five Hundred & no/100
-----Dollars (\$ 18,500.00), with interest from date at the rate of
Nine & One-Half per centum (9½ %) per annum until paid, said principal and interest being payable
at the office of Collateral Investment Company, 2100 First 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 Fifty-
Five and 59/100-----Dollars (\$ 155.59), commencing on the first day of
September, 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 August, 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 lot of land in the City of Greenville, Greenville County, S.C.,
on the southwestern side of Baxter Street, being shown as Lot No. 54 on
plat of NICHOLTOWN HEIGHTS NO. 2 recorded in the RMC Office for Green-
ville County in Plats Book "M", Page 5, and having such metes and bounds
as shown thereon.

Being the identical property conveyed to the mortgagors herein by deed
of Richard W. Locke, Heyward R. McConnell and Harvard K. Riddle, to be
executed and recorded of even date herewith.

The mortgagors covenant and agree that so long as this mortgage and the
said note secured hereby are guaranteed under the Servicemen's Readjust-
ment 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 the Ser-
vicemen's Readjustment Act within 90 days from the date hereof (written
statement of any officer or authorized agent of the Veterans Administra-
tion 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;

REC'D JUL 13 78 301

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DOCUMENTARY
STAMP
TAX 207.40

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