

MORTGAGE

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

WHEREAS: Tommy Ray Jackson and Mary L. Jackson

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

organized and existing under the laws of Alabama, a corporation
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-three Thousand and No/100-----
Dollars (\$ 23,000.00), with interest from date at the rate of
nine & one-half per centum (9-1/2%) 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 Ninety-
three and 43/100-----Dollars (\$ 193.43), commencing on the first day of
November, 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 October, 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; being shown and designated on a plat by Dalton & Neves dated
June, 1940, said plat being the Property of L. A. Moseley recorded in the RMC
Office for Greenville County in Plat Book J, page 239, and being shown on said plat
as Lot #14, Charles Street, and being further shown on a plat by R. B. Bruce, Sur-
veyor, dated October 3, 1978 as Property of Tommy Ray Jackson and Mary L. Jack-
son and being shown as Lot #14 on said plat. The name of Charles Street has been
changed to Burgess Street.

The lien of this mortgage also attaches to all wall to wall carpet located in the
dwelling on said lot as well as the two window air conditioning units located on the
property on the date hereof.

This is the same property conveyed to the mortgagors herein by deed of William
C. Gass of even date hereof and recorded in the RMC Office for Greenville County on
October 4, 1978.

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 Read-
justment 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 mort-
gagee may, at its option, declare the unpaid balance of the debt secured hereby imme-
diately 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 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 ***

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;

***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, as
its option, declare all notes secured hereby immediately due and payable.

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