

MORTGAGE

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

WHEREAS: John J. Hilton, III and Linda T. Hilton

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company, a corporation
organized and existing under the laws 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 Seven Thousand Five Hundred**
and No/100----- Dollars (\$37,500.00--), with interest from date at the rate of
-----**nine**-----per centum (---9 %) 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 **Three Hundred Two**
and 25/100----- Dollars (\$302.25-----), commencing on the first day of
November, 1974, 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 **September**, 2004.

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 situate, lying and being in Greenville
County, State of South Carolina, shown and designated as Lot No. 70, Section
One, Pelham Woods, plat of which is recorded in the RMC Office for Greenville
County, South Carolina in Plat Book 4-F, Page 33, reference to said plat
being hereby craved for a more particular description.

The mortgagors covenant and agree that so long as this mortgage and the said
note secured hereby are guaranteed under the provisions of the Servicemen's
Readjustment 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 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 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 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.

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; **range, dishwasher, refrigerator,**
wall-to-wall carpeting, disposal, drapes, rods and TV antenna.

