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OLLIE FARNSWORTH
R. M. C.

BOOK 1190 PAGE 651

SOUTH CAROLINA

VA Form 26-4122 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 28 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS:

Kinsland S. Hooper of 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 incorporated herein by reference, in the principal sum of Fourteen Thousand, One Hundred Fifty and No/100-----Dollars (\$ 14,150.00), with interest from date at the rate of seven per centum (7 %) 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 Ninety-Four and 24/100-----Dollars (\$ 94.24), commencing on the first day of June, 1971, 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 April, 2001.

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 the State of South Carolina, County of Greenville, lying on the northern side of Pine Grove Road, being known and designated as Lot 29 and a small-triangular portion of Lot 28 of a subdivision known as Pine Grove Heights as shown on plat thereof being recorded in the R. M. C. Office for Greenville County in Plat Book Y at Page 87 and having, according to a more recent plat prepared for Kinsland S. Hooper, by R. B. Bruce, R. L. S., dated April 27, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pine Grove Road, joint front corner of Lots 28 and 29 and running thence with a new line through Lot 28, N. 19-47 E. 160.8 feet to an iron pin; thence S. 64-30 E. 16 feet to an iron pin, joint rear corner of Lots 28 and 29; thence S. 64-30 E. 185 feet to a point; thence continuing to the center of old creek run as the property line; thence following the old creek run as the property line, the traverse line of which is S. 31-36 W. 154.4 feet to an iron pin; thence leaving the center of old creek run as the property line and running along the northern side of Pine Grove Road, N. 66-44 W. 167.7 feet to an iron pin, joint front corner of Lots 28 and 29, the point of beginning.

The mortgagor covenants and agrees 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.

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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