

RECORDED NO. 22
COMPLETED WITH

VA Form 26-4339 (Home Loan)
Revised August 1963, Use Optional
Section 1910, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

BOOK 1272 PAGE 353

SOUTH CAROLINA

MORTGAGE FILED
GREENVILLE CO. S. C.

APR 12 2 18 PM '73

DONNIE S. TANNERSLEY
R.M.C.

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

WHEREAS:

Daniel Regensburger
Greenville, South Carolina }
Collateral Investment Company, 2233 Fourth Avenue, North, Birmingham, Alabama

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-two Thousand Nine Hundred Fifty and No/100 ----- Dollars (\$ 22,950.00), with interest from date at the rate of Seven (7%) ----- 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 One Hundred Fifty-two and 85/100 ----- Dollars (\$ 152.85 ----), commencing on the first day of May -- -----, 19 73, 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, 2003.

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 Mortgagee 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 Greenville County, State of South Carolina, near the town of Mauldin, being shown as Lot #40 on plat of Windsor Park recorded in Plat Book RR at page 25 in the R.M.C. Office for Greenville County, situate on the northern side of Woodridge Circle and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Woodridge Circle at the joint front corner of Lots 39 and 40 and running thence with the northern side of Woodridge Circle, N. 76-30 W. 100 feet to an iron pin at corner of Lot 41; thence with line of Lot 41, N. 13-30 E. 200 feet to an iron pin thence S. 76-30 E. 100 feet to an iron pin at rear corner of Lot 39; thence with line of Lot 39, S. 13-30 W. 200 feet to the beginning corner.

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.

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 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.

The lien of this mortgage shall extend to and cover the carpet presently installed in the smaller bedroom of the improvement on the mortgaged premises, whether attached or unattached or removeable, and any substitution for or replacement of said carpet.

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;