

FILED
GREENVILLE CO. S. C.

1311 785

SOUTH CAROLINA

VA Form 26-6135 (Home Loan)
Revised August 1943 Use Optional
Section 1-10 Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

MAY 23 2 39 PM '74

MORTGAGE

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

WHEREAS:

Michael C. Brown and Sarah B. Brown

2 Kent Lane, Greenville, S.C. , 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 Seventeen Thousand Five Hundred and
No/100-----Dollars (\$17,500.00--), with interest from date at the rate of
eight three-fourths per centum (8 3/4%) 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 Thirty-
Seven and 90/100----- Dollars (\$ 137.90---), commencing on the first day of
July , 19 74, 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 May , 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 certain piece, parcel or lot of land in the City of
Greenville, State of South Carolina, being shown and designated
as Lot No. 51 on Plat of Vista hills recorded in the RMC Office
for Greenville County in Plat Book P, at Page 149, and fronting
on Kent Lane.

The mortgagors covenant and agree that so long as this mortgage
and the said note secured hereby are guaranteed under the pro-
visions of the Servicemen's Readjustment Act of 1944, as amended,
they will not execute or file for record any instrument which im-
poses 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;

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