

FILED
GREENVILLE CO. S. C.

BOOK 1214 PAGE 81

VA Form 20-5122 (Home Loan)
Revised August 1968. Use Optional
Section 1810, Title 38 U.S.C. Accept-
able to Federal National Mortgage
Association.

Nov 19 2 42 PM '71

SOUTH CAROLINA

OLLIE FARNSWORTH
MORTGAGE

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

WHEREAS: Ralph E. Smith

Greenville, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

, 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 Twenty Thousand Five Hundred and
No/100----- Dollars (\$ 20,500.00), 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 One Hundred Thirty-
Six and 53/100----- Dollars (\$ 136.53), commencing on the first day of
December, 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 October, 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
County of Greenville, State of South Carolina, being known and designated
as Lot No. 79 as shown on a plat of Longforest Acres of record in the
Office of the RMC for Greenville County in Plat Book JJJ, Page 53, reference
to said plat being craved for a metesand bounds description thereof.

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 cred.
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, at 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 or countertop unit;
vent fan