

FILED
GREENVILLE CO. S. C.
AUG 7 4 15 PM '74
DORRIS S. TANKERSLEY
R.M.C.

BOOK 1319 PAGE 221

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: Andrew J. Grega

Greenville County, 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 ~~Twenty-Two Thousand Five Hundred and No/100~~
~~-----~~ Dollars (\$ 22,500.00), 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
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 Eighty-~~
~~One and 35/100~~ Dollars (\$181.35), commencing on the first day of
September, 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 July, 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 situate, lying and being in the County
of Greenville, State of South Carolina, being known and designated as Lot #173, Sheet
#2, Westwood Subdivision, as shown on plat thereof recorded in the R.M.C. Office for
Greenville County, S. C., in Plat Book 4-F, at Page 45, reference to said plat being
craved for a more particular metes and bounds description.

The mortgagor covenants and agrees that so long as this mortgage and the said note
secured hereby are guaranteed under the provisions of the Serviceman'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 Serviceman'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 mort-
gage 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.

This mortgage also covers carpet and range or counter top unit in the above premises.
This mortgage also covers fence located on the above described premises.

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;