

MORTGAGE

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

WHEREAS: Edward F. Leitz and Geraldine M. Leitz

Greenville County of
 Collateral Investment Company, 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-Eight Thousand Nine Hundred Fifty and
 No/100-----Dollars (\$ 28,950.00), with interest from date at the rate of
 nine and one-half---per centum (9½ %) per annum until paid, said principal and interest being payable
 at the office of Collateral Investment Company, 2233 Fourth Avenue, North
 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 Two Hundred Forty-
 Three and 76/100-----Dollars (\$ 243.76), commencing on the first day of
 December, 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 October, 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 piece, parcel or lot of land in the County of Greenville, State of South
 Carolina, situate, lying and being on Luray Drive and being known and designated
 as Lot No. 9 of RICHMOND HILLS Subdivision, Section II, plat of which is recorded
 in the RMC Office for Greenville County in Plat Book JJJ at Page 81, and having
 such metes and bounds as shown thereon, reference to said plat being made for a
 more complete 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 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 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; All wall to wall carpeting in
 house and one wall air conditioning unit are a part of the mortgaged premises.