

P. O. Box C-180  
Birmingham, Ala.

Vol 1466 No 231

# MORTGAGE

This form is used in connection with mortgages made for the use of Federally insured first mortgages under the National Housing Act.

35203 FILED  
GREENVILLE CO. S. C.  
MAY 14 10 28 AM '79  
DONNIE S. TAMMERSLEY

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: That we, **JIMMY R. PEEPLES**  
and **LINDA L. SPEARMAN** of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto  
**COLLATERAL INVESTMENT COMPANY**

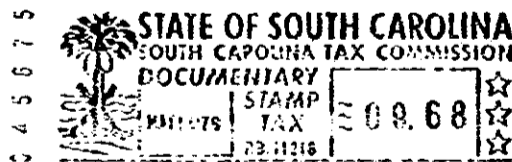
, a corporation  
organized and existing under the laws of **the State of Alabama**, hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the principal sum of **TWENTY-FOUR THOUSAND TWO HUNDRED**  
Dollars (\$ **24,200.00** ), with interest from date at the rate  
of **Ten** per centum ( **10.0** %) per annum until paid, said principal  
and interest being payable at the office of **COLLATERAL INVESTMENT COMPANY**  
**2100 First Avenue North** in **Birmingham, Alabama 35203**  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
**Two hundred twelve and 48/100** Dollars (\$ **212.48** ),  
commencing on the first day of **July**, 19 **79**, and 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 **June, 2009**.

NOT KNOW ALL MEN, That the 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 Mort-  
gagor 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, and released, and by these presents does  
grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real  
estate situated in the County of **Greenville**  
State of South Carolina: being shown and designated as **Lot 90 on a Plat of**  
**AUGUSTA ACRES**, recorded in the RMC Office for Greenville County in Plat  
Book **S**, at Pages **200 and 201**. Said lot fronts **100.0** feet on the northern  
side of **Churchill Avenue**; runs back a uniform depth of **200.0** feet, and  
has **100.0** feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of  
**David Lee Pruitt**, dated **May 11, 1979**, to be recorded simultaneously  
herewith.

"The Mortgagor covenants and agree so long as this mortgage and the said  
note secured hereby are insured under the National Housing Act, he will  
not execute or file for record any instrument which imposes a restriction  
upon the sale or occupancy of the mortgage 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 mortgage immediately  
due and payable."

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in  
any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom,  
and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in  
connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns  
forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-  
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises  
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagee and all per-  
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at  
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal  
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior  
to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty  
(30) days prior to prepayment.

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