

MORTGAGE

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

WHEREAS: James C. Denny and Dorothy Denny

of
Greenville County, South Carolina, , hereinafter called the Mortgagor, is indebted to

Collateral Investment Company , a corporation
organized and existing under the laws of the State 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 Thirteen Thousand and No/100 -----
----- Dollars (\$ 13,000.00), with interest from date at the rate of
eight & one-half per centum (8½ %) 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 Ninety-nine and
97/100 ----- Dollars (\$ 99.97), commencing on the first day of
May , 19 76 , 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 April , 2006 .

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; being shown and designated as Lot Number 48 on plat
of J.R. West property, recorded in the RMC Office for Greenville County
in Plat Book P at Page 31; said lot fronting 70.0 feet on Springside
Street.

The mortgagor covenants and agrees that so long as this mortgage and the
said note secured hereby are guaranteed under the provisions of the Ser-
viceman'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 mortgage being deemed conclu-
sive 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 specifically includes the range or counter top unit and the
wall to wall carpeting located in the residence situate on the above-described
property.

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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