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GREENVILLE CO. S. C.

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BENJIE S. TANKERSLEY
R.H.C.

1300 273

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised August 1968. Use Optional
Section 1810, Title 38, U.S.C., Acceptable to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS: CLARENCE LEE OWENS

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
COLLATERAL INVESTMENT COMPANY

of
a corporation
organized and existing under the laws of South Carolina, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirteen Thousand Two Hundred and No/100
-----Dollars (\$ 13,200.00), 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 Greenville, South Carolina, 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 One and
51/100-----Dollars (\$ 101.51), commencing on the first day of
February, 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 December, 2003.

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, with the buildings and improvements
thereon, situate, lying and being near the City of Greenville, in the County
of Greenville, State of South Carolina, being known and designated as
Lot No. 117, Section 1, on plat of Abney Mills, Brandon Plant, which plat
is recorded in the REC Office for Greenville County, South Carolina, in
Plat Book QQ, at Pages 56 through 59, and having, according to said plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Draper Street joint front
corner of Lots 117 and 118, and running thence S. 64-19 N. 103 feet to an
iron pin; thence S. 25-41 E. 62 feet to an iron pin on Old Easley Highway,
S. C. #124 (Cooper Street); thence along said Street N. 64-29 E. 103 feet
to an iron pin; thence along Draper Street N. 25-41 W. 62.3 feet to an iron
pin, the point of beginning.

"The mortgagor covenants and agrees that so long as this mortgage and the
said note secured 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 mortgage being deemed conclusive
(CONTINGENT BELO.)

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;

CONTINUED FROM ABOVE:

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."
Also all carpeting and storm windows in the dwelling.

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