

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

WHEREAS:

JOSEPH R. BROWN and ANNIE P. BROWN

Greenville, 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 Twenty-two Thousand Five Hundred and
no/100ths ----- Dollars (\$ 22,500.00), with interest from date at the rate of
eight & one-half per centum (8-1/2%) per annum until paid, said principal and interest being payable
at the office of Collateral Investment Company, 2233 Fourth Avenue, North
in Birmingham, Alabama 35203, 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
Seventy-three and 03/100ths -- Dollars (\$ 173.03), commencing on the first day of
June, 1976, 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 May, 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;

ALL that piece, parcel or lot of land, together with all buildings
and improvements, situate, lying and being on the southern side of
Patti Drive, in Greenville County, South Carolina, being shown and
designated as Lot No. 15 on a plat of STAUNTON HEIGHTS, made by
Dalton & Neves, Surveyors, dated February, 1964, recorded in the
RMC Office for Greenville County, S. C., in Plat Book RR, page 167,
reference to which is hereby craved for the metes and bounds thereof.

The mortgagors covenant and agree 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, they will not execute or file for record any instrument
which imposes a restriction upon the sale or occupancy of the mortgaged premises 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 mortgagors covenant and agree 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 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.

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;