

FILED
GREENVILLE CO. S. C.

BOOK 1370 PAGE 219

VA Form 26-4335 (Home Loan)
Revised September 1975. Use Optional.
Section 1810, Title 38 U.S.C.
able to Federal National
Association.

JUN 15 11 43 AM '76
DORIS S. TANKERSLEY
R.M.C.

SOUTH CAROLINA

MORTGAGE

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

WHEREAS:

EDWIN W. KEELER and PATSY E. KEELER
of
, hereinafter called the Mortgagor, is indebted to
COLLATERAL INVESTMENT COMPANY

, a corporation
, hereinafter
organized and existing under the laws of THE STATE OF ALABAMA
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 FIFTEEN THOUSAND AND NO/100THS-----
----- Dollars (\$ 15,000.00), 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
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 ONE HUNDRED
THIRTY DOLLARS AND 20/100THS--- Dollars (\$ 130.20), commencing on the first day of
AUGUST 1 , 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 JULY 1 , 1996.

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 certain piece, parcel or lot of land, situate, lying and being in the County
of Greenville, State of South Carolina, and being known and designated as portions
of Lots No. 143, 144 and 145, as shown on plat of GREENVILLE TRUST CO. PROPERTY, plat
of which is recorded in the Greenville County R.M.C. Office in Plat Book "A" at Page
177 and having according to a more recent plat of PROPERTY OF EDWIN W. KEELER & PATSY
E. KEELER, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Bailey Street (formerly Briggs Avenue)
which iron pin is 200.11 feet from the northeastern corner of the intersection of
Morris Street and Bailey Street and running thence along the easterly side of Bailey
Street N 13-20 E 50.0 feet to an iron pin; thence S 84-20 E 150.0 feet to an iron pin;
thence S 13-20 W 50.0 feet to an iron pin; thence N 84-20 W 150.0 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 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 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.

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 as a portion of the security for the indebtedness herein mentioned;



5.600

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