

VA Form 24-4334 (Home Loan)
Revised September 1975. Use Optional
Service 1630, Title 38 U.S.C. Acct.
Act to Federal National Mortgage
Association.

FILED
GREENVILLE CO. S.C.

MAY 11 3 35 PM '79

DONNIE S. TANKERSLEY
R.M.C.

vs 1400 - 100

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: LOUIS E. LATOUR AND KATHLEEN MARY LATOUR

GREENVILLE COUNTY, SOUTH CAROLINA, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY, 2100 FIRST AVENUE NORTH, BIRMINGHAM, ALABAMA 35203, 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 incorporated herein by reference, in the principal sum of FIFTY-THREE THOUSAND AND NO/100-----

----- Dollars (\$53,000.00), with interest from date at the rate of TEN / per centum (10 %) 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 FOUR HUNDRED SIXTY-FIVE AND 34/100----- Dollars (\$465.34), commencing on the first day of JUNE, 1979, 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, 2009.

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, lot or tract of land in Butler Township, Greenville County, State of South Carolina, near and East of the City of Greenville, and being known and designated as Lot or Tract No. 27, of a subdivision known as BOILING SPRINGS ESTATE, a plat of which is recorded in the R&C Office for Greenville County, S.C. in Plat Book YY at pages 14-15, and as shown by a plat prepared by Carolina Surveying Co. dated May 10, 1979 and entitled property of Louis E. Latour and Kathleen M. Latour, said plat being recorded in the R&C Office for Greenville County in Plat Book 7E at page 78 with reference to said plat being hereby made for a more complete and accurate description.

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 mortgages 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.

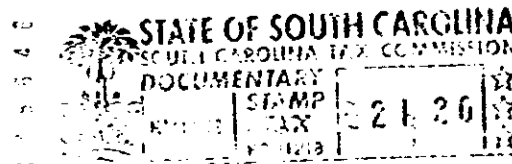
The mortgagor covenants and agrees that should this mortgage or the note secured hereby not be eligible for guaranty or insurance under Serviceman's Readjustment Act within 90 days from the date hereof (written statement of any officer or authorized agent of the Veterans Administration declining to guarantee or insure said note and/or this mortgage being deemed conclusive 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.

ADDITIONAL SECURITY: The carpet and the attic fan in the house on the above described property is hereby added as additional security to this mortgage.

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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;

3. SOCI



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