

S.C.  
PH '80  
WASLEY  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

**MORTGAGE**

1508 513

This instrument is insured under the  
policy of title insurance provided by  
the National Housing Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN: , I, John T. Boettcher

Simpsonville, Greenville County, S.C. of  
hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Collateral Investment Company

a corporation  
organized and existing under the laws of State of Alabama hereinafter  
called the 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 -----  
Thirty Eight Thousand Three Hundred and No/100-- Dollars (\$ 38,300.00 ).

with interest from date at the rate of -----Eight----- per centum ( 8 % )  
per annum until paid, said principal and interest being payable at the office of Collateral Investment Company,  
2100 First Ave., North in Birmingham, Alabama 35203  
or at such other place as the holder of the note may designate in writing, in monthly installments of -----  
Two Hundred Eighty One and 03/100----- Dollars (\$ 281.03 ),  
commencing on the first day of August , 1980 , and on the first day of each month thereafter until the prin-  
cipal 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, 2010.

NOW, KNOW ALL MEN, That the 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, bar-  
gained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns,  
the following-described real estate situated in the County of Greenville,  
State of South Carolina: Austin Township, in the Town of Simpsonville, being shown  
and designated as Lot 483, Section V, on a plat of Westwood Subdivision,  
recorded in the RMC Office for Greenville County in Plat Book 4-X, at Pages  
62 and 63. Reference to said plat being craved for a complete and detailed  
description thereof.

This is the same property conveyed to the Mortgagor herein by deed of Jerry  
N. Marsh Builders, Inc., dated July 22, 1980, and recorded simultaneously  
herewith.

"The Mortgagor covenants and agrees so long as this mortgage and the said  
note secured hereby are insured under the National Housing Act, he will not  
execute or file for record any instrument which imposes a restriction upon  
the sale or occupancy of the mortgage 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 mortgage immediately due and payable."

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident  
or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and  
lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.  
TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has  
good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encum-  
brances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee  
forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the  
manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on  
the principal that are next due on the note on the first day of any month prior to maturity provided however that written notice

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