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BOOK 1142 PAGE 469

VA Form 85-504 (Home Loan)
Revised August, 1958. Use the Original
Section 110, Title 38 U.S.C. Accep-
table to Federal National Mortgage
Association.

OLLIE FARNSWORTH

SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }--

WHEREAS: JAMES L. TAYLOR

Greenville County, 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 Eighteen Thousand One Hundred Fifty
and No/100----- Dollars (\$ 18,150.00), with interest from date at the rate of
seven and one-half per centum (7½ %) 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
Twenty-six and 91/100----- Dollars (\$ 126.91), commencing on the first day of
December, 1969, 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 November, 1999.

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 lot of land with improvements, situate, lying and being on
the Northwestern side of Vesta Drive in Greenville County, South Caro-
lina, being shown and designated as Lot No. 82 on a Plat of VARDRY-VALE,
Section 2, made by Campbell & Clarkson Surveyors, Inc., dated March 17,
1969, and recorded in the RMC Office for Greenville County, S.C. in
Plat Book WWV, page 53, reference to which is hereby craved for the
metes and bounds thereof.

The mortgagor covenants and agrees that so long as this mortgage and
the said note secured hereby are guaranteed under the provisions of
the Servicemen'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 the Service-
men's Readjustment Act within 90 days from the date hereof (written state-
ment of any officer or authorized agent of the Veterans Administration de-
clining 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;