

2233 Fourth Avenue North, Birmingham, Ala. 35203

1998 JUL 19

GREENVILLE CO. S.C.

SOUTH CAROLINA

VA Form 26-6318 (Home Loan)
Revised September 1975. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

JUL 25 1 12 PM '77

MORTGAGE

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

WHEREAS: KENNETH T. SANDEFUR and FRANCES A. SANDEFUR

of
, 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 incorporated herein by reference, in the principal sum of THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS----- Dollars (\$36,500.00), with interest from date at the rate of EIGHT----- per centum (8.0 %) 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 TWO HUNDRED SIXTY-SEVEN AND 91/100THS----- Dollars (\$267.91), commencing on the first day of JULY, 1977, 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 JUNE, 2007.

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as the greater portion of Lot #6 of a subdivision known as BERMUDA COURT as shown on plat thereof prepared by Carolina Surveying and Mapping Co., April 1956, recorded in the R.M.C. Office for Greenville County in Plat Book LL, Page 127.

This is the same property conveyed to the Mortgagors herein by deed of Marion J. Owings of even date and recorded herewith.

It is understood by and between the parties hereto that the following items are fixtures that have become attached to and have become a part of the real estate and mortgaged premises: the kitchen range and counter top, the dishwasher and the carpeting.

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
(Continued on next pg.)
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;

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