SOUTH CAROLINA

VA Form 26—6335 (Home Lean) Revised August 1963, Use Optional, Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association

## **MORTGAGE**

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

WHEREAS:

Clinton A. Droze, Jr. and Valerie O. Droze

Greenville, South Carolina

, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company , a corporation , hereinafte**r** 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 incorporated herein by reference, in the principal sum of Twenty-Four Thousand Two Hundred Fifty and 00/100------Dollars (\$ 24,250.00 ), with interest from date at the rate of eight & one-half per centum (81/2%) per annum until paid, said principal and interest being payable at the office of Collateral Investment Company , or at such other place as the holder of the note may in Birmingham, Alabama designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Eighty-), commencing on the first day of , 19 75, 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 February , 2005.

Now, Know All Men, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina on Alice Farr Drive, being shown and designated as Lot 48 on a plat of Sections 1 and 2, Western Hills, prepared by Jones and Sutherland, Engineers, dated August, 1959, and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ at Pages 98 and 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Alice Farr Drive at the joint front corner of Lots 47 and 48 and running thence with the line of Lot 47, N. 21-04 W., 164.8 feet to an iron pin; thence S. 74-48 W. 90.8 feet to an iron pin at the joint rear corner of Lots 48 and 49; thence with the line of Lot 49, S. 21-04 E., 173.7 feet to an iron pin on the northern side of Alice Farr Drive; thence with the northern side of Alice Farr Drive, N. 68-56 E. 90 feet to the point of beginning.

The mortgagors covenant and agree 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. (Continued on reverse)

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;







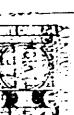












- -