

GREENVILLE CO. S. C.

Collateral Investment Company
2233 Fourth Avenue North
Birmingham, Alabama

SOUTH CAROLINA
1406 212

VA Form 26-6335 (Home Loan)
Revised September 1975. Use Optional.
Section 19b, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

WHEREAS: Rosetta Jenkins Leach and Leonard Leach,

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY

a corporation organized and existing under the laws 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 Twenty Five Thousand and 00/100----- Dollars (\$25,000.00), with interest from date at the rate of eight/one-half per centum (8 1/2%) 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 Ninety-Two and 25/100-----Dollars (\$ 192.25), commencing on the first day of September, 19 77, 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 August, 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 and lot of land with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of a previously unnamed County Road (now Jacklyn Drive) and being known and designated as Lot No. 8 on a revised Map No. 1 of Franklin Hills recorded in Plat Book DDD at Page 95 and described as follows:

BEGINNING at an iron pin on the northern side of said previously unnamed County Road (now Jacklyn Drive) at the corner of Lot No. 6 and running thence with the northern side of said Road, S. 74-17 W. 65 feet to an iron pin and thence S. 62-16 W. 20 feet to an iron pin at the corner of lot 9; thence with the line of said lot, N. 27-44 W. 161.8 feet to an iron pin; thence N. 56-21 E. 141.2 feet to an iron pin at the corner of Lot No. 6; thence with the line of said lot, S. 11-01 E. 198.4 feet to the beginning corner.

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 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.

Mortgagor covenants and agrees that should this mortgage or the note secured hereby not be eligible for guaranty or insurance under Servicemen'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 mortgage being deemed conclusive proof of such ineligibility), the present holder of the note secured hereby (cont.) 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;

or any subsequent holder thereof may, at its option, declare all notes secured hereby immediately due and payable.

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