

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised August 1963. Use Optional,
Section 1510, Title 38 U.S.C. Acceptable
to Federal National Mortgage
Association.

MORTGAGE

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

WHEREAS:

James R. Templeton

of
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 incor-
porated herein by reference, in the principal sum of Thirty-One Thousand and No/100ths-----

----- Dollars (\$ 31,000.00), with interest from date at the rate of

----- nine per centum (9 %) 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

Forty-Nine and 86/100ths----- Dollars (\$ 249.86), commencing on the first day of
September , 1974 , 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 July , 2004

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, on the southern side of Golden Grove Circle,
being known and designated as Lot No. 21 as shown on plat entitled
GOLDEN GROVE ESTATES, dated September 7, 1971, prepared by R. D.
Garrison, and recorded in the R.M.C. Office for Greenville County,
South Carolina, in Plat Book 4R at Page 1 and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle
at the joint front corner of Lots Nos. 20 and 21 and running thence with
the common line of said lots, S. 13-35 E. 260.4 feet to an iron pin;
thence N. 75-37 E. 295.2 feet to an iron pin at the joint rear corner
of Lots Nos. 21 and 22; thence with the common line of said lots,
N. 40-58 W. 320.4 feet to an iron pin on the southern side of Golden
Grove Circle; thence with the southern side of said Circle, S. 62-16 W.
117 feet to the point of beginning.

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 restrictions
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
(Continued on Page Two)

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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