

VA Form 26-6316 (Home Loan)
Revised September 1975. Use Optional.
Section 101, Title 38, U.S.C. (4022)
File to Federal National Mortgage
Association.

SOUTH CAROLINA

MORTGAGE

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

WHEREAS: Eugene Dennis Speer and Emma Regina Speer

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 Forty-five Thousand Nine Hundred Fifty and
00/100-----Dollars (\$ 45,950.00), with interest from date at the rate of
Eight and 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 Three Hundred
Fifty-three and 36/100-----Dollars (\$353.36), commencing on the first day of
January, 1978, 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 December, 2008.

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,
or hereafter constructed thereon, situate, lying and being in the State of South
Carolina, County of Greenville, being known and designated as Lot No. 136 of a
subdivision known as Coach Hills as shown on a plat prepared by Piedmont
Engineers, Architects and Planners dated September 26, 1974, and recorded
in the RMC Office for Greenville County in Plat Book 4X at Pages 85 and 86 and
revised November 25, 1974, and recorded in the RMC Office for Greenville County
in Plat Book 4X at Page 94.

This being the same property conveyed to the Mortgagors herein by deed
from Bankers Trust of South Carolina, of even date, to be recorded herewith.

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 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

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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