

FILED
GREENVILLE CO. S. C.

800 1216 PAGE 613

VA Form 26-4218 (Home Loan)
Revised August 1963. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

DEC 17 4 31 PM '71

SOUTH CAROLINA

OLLIE FARNSWORTH

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

WHEREAS:

Jon D. Baker----- of
Greenville, South Carolina-----, hereinafter called the Mortgagor, is indebted to

Collateral Investment Company-----, a corporation
organized and existing under the laws of Birmingham, 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 Fourteen Thousand Five Hundred and No/100-----
Dollars (\$ 14,500.00-----), with interest from date at the rate of
seven----- per centum (7--- %) 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 Ninety-six and 57/100-
Dollars (\$96.57-----), commencing on the first day of
February , 1972 , 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 ., 2001 .

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 piece, parcel or lot of land, situate, lying and being on the northwestern corner of
DeOyley Avenue and Long Hill Street, in the City of Greenville, in the County of Greenville,
State of South Carolina, being a portion of Lot No. 50 as shown on a plat of Augusta Road
Ranches shown in Plat Book M at Page 47, also being shown on a plat of property of Jon D. Baker
prepared by Carolina Surveying Co. on the 8th day of December, 1971 and recorded in the R.M.C.
Office for Greenville County in Plat Book 4M at Page 15, and having metes and bounds as shown
thereon.

ALSO included within the terms of this mortgage are the following removable items: Range or Counter
Top Unit.

"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 officer or authorized agent
of the Veterans Administration declining to guarantee or insure said note and/or this
mortgage being deemed conclusive proof of such ineligibility), the present holder of the
note secured hereby or any subsequent holder thereof may, as its option, declare all notes
secured hereby immediately due and payable."
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;