

Collateral Investment Company
2233 Fourth Avenue, North
Birmingham, Alabama 35203

FILED
GREENVILLE CO. S. C.

1385 531

NO 20 10 30 1977

RECORDED & INDEXED

SOUTH CAROLINA

VA Form 26-6338 (Home Loan)
Revised September 1975. Use Optional.
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage Association.

MORTGAGE

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

WHEREAS: We, John J. Luik and Cherita S. Luik

Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to
COLLATERAL INVESTMENT COMPANY

, a corporation
, hereinafter
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 - - - Thirty-three thousand - - - - -
----- Dollars (\$ 33,000.00), with interest from date at the rate of
Eight per centum (8 %) per annum until paid, said principal and interest being payable
at the office of Collateral Investment Company, 2233 Fourth Avenue, North
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-two and 22/100 - - - - - Dollars (\$ 242.22), commencing on the first day of
January, 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 December, , 2006.

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; on Mistletoe Drive, being shown and designated as
Lot 55, on a Plat of MOUNTAIN SHADOWS, recorded in the RMC Office for
Greenville County in Plat Book 4-N, at Page 7. Said Lot fronts 58.3
feet on Mistletoe Drive; runs back to a depth of 150.0 feet on its
northern boundary; runs back an aggregate of 192.9 feet on its southern
boundary, and is 172.0 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of
Thomas W. Fort and Betty M. Fort, Dated December 17, 1976, to be
recorded simultaneously 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 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 hereof
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;

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