

MORTGAGE

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

WHEREAS: Jerry Lee Taft and Beatrice G. Taft

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 Thirteen Thousand Nine Hundred Fifty and NO/100ths
Dollars (\$ 13,950.00 . . .), 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 P. O. Box 2483
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 Seven
and 28/100ths Dollars (\$ 107.28 . . .), 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, 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 or lot of land, situate, lying and being in
the State of South Carolina, County of Greenville, near the town of Green-
ville, as shown on plat of property of B. W. Rainey dated August 30, 1976
and recorded in the R.M.C. Office for Greenville County in Plat Book 6-F at
Page 22 on June 15, 1977 and having, according to a more recent plat by C.
O. Riddle recorded in Plat Book 6A at Page 71, such metes and bounds
as shown thereon.

This property is conveyed subject to all restrictions, easements, and zoning
ordinances of record or on the ground affecting said property.

DERIVATION: This is that same property conveyed to Jerry Lee Taft and Beatrice
G. Taft by deed of Ella Harrison Rainey dated and recorded concurrently 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 bal-
ance 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 in-
sure said note and/or this mortgage being deemed conclusive proof of such

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;

ineligibility), the present holder of the note secured hereby or any subsequent
holder thereof may, at its option, declare all notes secured hereby immediately
due and payable.

Mortgagor's Address: P. O. Box 2483, Birmingham, Alabama 35202

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