

# MORTGAGE

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

WHEREAS:

Gerald Alan Saitow and Twila J. Saitow

of  
Greenville County, South Carolina, hereinafter called the Mortgagor, is indebted to

COLLATERAL INVESTMENT COMPANY

, a corporation  
organized and existing under the laws of the State 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-nine Thousand Five Hundred  
and No/100 Dollars (\$ 39,500.00 ), with interest from date at the rate of  
eight & one-half per centum (8.50%) 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  
Three and 76/100 ----- Dollars (\$ 303.76 ), 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 1, 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; being shown and designated as Lot Number 53 on plat  
of Del Norte Estates recorded in Plat Book KWW at Pages 32 and 33 of  
the RMC Office for Greenville County.

This is the same property conveyed to the Mortgagors by deed of William  
M. Warner and Bertha R. Warner dated December 30, 1977 and recorded of  
even date 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 exe-  
cute 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 immedi-  
ately 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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