

GREENVILLE CO. S.
11 30 1978
MORTGAGE

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

WHEREAS: CRAIG L. BAKER

Greenville, South Carolina of
, 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 Seven Thousand Nine Hundred Fifty and
No/100-----Dollars (\$ 37,950.00), with interest from date at the rate of
nine and one-half percentum (9-1/2%) 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 Three Hundred Nineteen
and 16/100-----Dollars (\$ 319.16), commencing on the first day of
November, 19 78, 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 October, 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 situate, lying and being in the State of
South Carolina, County of Greenville, designated as Lot No. 7 and the western portion of
Lot No. 6 on a plat of Kay's Acres, recorded in the R.M.C. Office for Greenville County in
Plat Book 000, Page 125 and having, according to a more recent survey entitled Property of
Craig L. Baker, recorded in the R.M.C. Office for Greenville County in Plat Book 614,
Page 27, such metes and bounds as shown on said plat. Said property fronts 300.0 feet
on the southern side of Sand Hill Road and runs back to a depth on the eastern side of
344.9 feet and runs back to a depth on the western side of 275.9 feet and has a width
along the rear of said lot of 300.0 feet.

This is the same property conveyed to the mortgagor by deed of Douglas L. Smith 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 re-
striction 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 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: wall-to-wall carpeting and
shop.

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