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BOOK 1370 PAGE 198

DONNIE S. TANKERSLEY
R.H.C.

SOUTH CAROLINA

VA Form 26-4328 (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, LLOYD JOHN BAUM, JR. AND EDIE J. BAUM

Greenville, South Carolina

of
, 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 FORTY ONE THOUSAND AND NO/100 -----
----- Dollars (\$ 41,000.00), with interest from date at the rate of
eight & one-half per centum (8-1/2 %) 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 Fifteen
and 29/100 ----- Dollars (\$ 315.29), commencing on the first day of
July , 19 76 , 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 June , 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;

ALL that piece, parcel or tract of land, containing 15.70 acres, more or less, together with all buildings and improvements thereon, situate, lying and being on the Fairview Road (also at one time known as the Neely Ferry Road) in Fairview Township, Greenville County, South Carolina as shown on a plat thereof made by E. E. Gary, Surveyor, dated February 25, 1950, and also being a portion of Tract No. 3 of the E. B. Martin Estate shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book J, page 197, and being more fully described on a recent plat thereof of the property of "Lloyd John Baum, Jr. and Edie J. Baum", made by Freeland & Associates, Engrs., dated June 1976, recorded in the R. M.C. Office for Greenville County, South Carolina in Plat Book 5-T, page 36 , reference to which last mentioned plat is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to Lloyd John Baum, Jr. and Edie J. Baum by deed of Ruby C. Baughcome, dated June 10, 1976, to be recorded herewith, in the R. M. C. Office for Greenville County, South Carolina.



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;