

State of South Carolina

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

DONALD E. BALTZ, INC.

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, DONALD E. BALTZ, INC.

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of SIXTEEN THOUSAND FIVE HUNDRED (\$16,500.00)

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

six months from date

with interest from date, at the rate of six (6%)

percentum until paid; interest to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 and released, and by these presents does grant, bargain, sell and release unto the said

W. W. Wilkins,

All that lot of land in the county of Greenville, state of South Carolina, being a portion of lots Nos. 31 & 32 on plat of Section 2, Sunset Heights, recorded in plat book RR page 85 and being more particularly described as follows:

Beginning at an iron pin on the south side of Vesper Circle, which iron pin is 28 feet southwest from the joint front corner of Lots Nos. 32 & 33; thence with a new line through lot No. 32 S. 16-16 E. 200 feet to an iron pin in the rear line of lot 38; thence with the rear line of lots 38 & 39, S. 73-44 W. 125 feet to an iron pin; thence with a new line through lot No. 31, N. 16-16 W. 200 feet to an iron pin on the south side of Vesper Circle; thence with the south side of said street N. 73-44 E. 125 feet to the beginning corner.

paid in full and satisfied this the 26th day of Jan. 1965
Witness
Ollie Farnsworth
W. W. Wilkins

RECORDED AND INDEXED BY
26 Jan. 1965
Ollie Farnsworth
12:26 P.M. 21026