

Nov 14 12 35 PM '69

OLLIE FARHSWORTH  
Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. Manly Baldwin and Frances C. Baldwin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by

reference, in the sum of Thirteen Thousand, Three Hundred and 00/100 - - - -  
\*\*\* Note

DOLLARS (\$ 13,300.00 ), with interest thereon from date at the rate of Seven & Nine-Tenths per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

December 1, 1984

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE, Town of Simpsonville, shown as 2.00 Acres on a Plat entitled "Property of A. R. Hunter Estate" by C. O. Riddle, dated October 22, 1969, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4-C, Page 165, and has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of College Street, at a point 216.7 ft. Southwest of Church Street and running thence along the Northern side of College Street, S. 63-55 W., 186.54 ft. to an iron pin; thence along the line of a 0.31 acre tract, which is other property of Sara H. Mallady, Paul Watson Hunter and Alfred Hunter and is the same tract over which a right-of-way is hereinafter granted, N. 24-18 W., 424.3 ft. to an iron pin; thence along other property of the A. R. Hunter Estate, N. 63-55 E., 205.3 ft. to an iron pin; thence S. 25-56 E., 249.7 ft. to an iron pin; thence S. 15-54 E., 177.2 ft. to an iron pin at the point of beginning.

ALSO: A right-of-way and easement for purpose of ingress and egress over the 0.31 Acres lying West of and adjacent to the above described two (2) Acre tract.

This is the same property conveyed to the mortgagors by deed of Sara H. Mallady, Paul Watson Hunter and Florence Alfred Hunter, to be recorded of even date herewith.

\*\*\* Interest rate is subject to escalation provisions as set forth in Note.

ACKNOWLEDGED:

C. Manly Baldwin  
Frances C. Baldwin