

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.

BOOK 1220 PAGE 345

JAN 26 4 18 PM '72

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Donald E. Baltz

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. Wilkins

(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

Twenty-two Thousand Eight Hundred _____ Dollars (\$ 22,800.00) due and payable
six months from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid: semi-annually

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 purposes:

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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain 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, containing 9.85 acres exclusive of Adams Mill Road, as shown on plat made by C. O. Riddle, R.L.S., dated January 19, 1972 entitled "Property of Donald E. Baltz" and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin in the center of the intersection of Brooks Road and Adams Mill Road, thence N. 81-22 W. 30.7 feet to the northwest side of said roads; thence N. 83-55 W. 226.6 feet to an iron pin; thence N. 18-27 E. 512.9 feet to an iron pin; thence N. 43-30 W. 364.1 feet to an iron pin; thence N. 46-30 E. 42 feet to an iron pin; thence N. 37-20 W. 322.7 feet to an iron pin in line of Lot of Childress property; thence with the line of the Childress property N. 76-31 E. 200.27 ft to the center of Adams Mill Road; thence crossing the road N. 62-17 E. 41.4 feet to an iron pin; thence with the line of the Alexander property S. 36-30 E. 32.8 feet to a point in a branch; thence with the branch as the line, the traverse course of which is N. 87-40 E. 110.3 feet to a point; thence continuing N. 80-29 E. 108 feet to a point; thence turning S. 35-50 E. 235 feet to an iron pin; thence S. 45-04 E. 50.95 feet to an iron pin; thence S. 35-30 E. 126 feet to an iron pin; thence S. 37-30 E. 120 feet to an iron pin; thence S. 18-27 E. 590 feet to a point in the center of Brooks Road; thence with the center of said road S. 43-00 W. 180 feet to the beginning corner.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 10 PAGE 662

SATISFIED AND CANCELLED OF RECORD

Oct 19 72
Elizabeth Reddle

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:51 O'CLOCK P. M. NO. 10430