

FILED
GREENVILLE CO. S. C.

BOOK 1257 PAGE 461

APR 17 12 25 PM '72

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1276 PAGE 193

WHEREAS, DONALD E. BALTZ, INC.

(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

THIRTY FOUR THOUSAND ----- Dollars (\$34,000.00) 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, in the town of Mauldin, on the eastern side of Kingsley Drive, known and designated as Lot No. 7 on a plat of Knollwood Heights, Section IV, recorded in the REC Office for Greenville County, South Carolina, in plat Book 4-N page 74.

FILED
GREENVILLE, CO. S. C.
APR 23 12 56 PM '73
DOHNE S. TANKERSLEY
R.M.C.

KXK

APR 23 1973
R.M.C. FOR GREENVILLE COUNTY, S. C.

For Mortgage to this Assignment see REM Book 1257 Page 461

For value received I hereby assign, release and transfer the within mortgage and the note there secured, ~~to the Mortgagee~~, unto Evelyn H. Wilkins as trustee under agreements dated Dec 31 1956, this 19 day of April 1973.

W. W. Wilkins

Witness

Donna C. Hill
Virginia T. V. de

APR 23 1973

29974

RECORDING FEE
PAID \$ 25.00

Assignment Recorded April 23, 1973 at 12:56 P.M., # 29974

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.