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MORTGAGE OF REAL ESTATE—Offices of Love, Thompson, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
Mortgagee's address: P. O. Box 485 Greenville, S. C.
Travelers Rest, S. C. 29690

FILED
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK W. BAKER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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 Three Thousand Six Hundred

and no/100-----DOLLARS (\$3,600.00),

with interest thereon from date at the rate of 9 per centum per annum, said principal and interest to be repaid:

in equal monthly installments of \$79.39 commencing December 5, 1977 with a like payment on the 5th day of each month thereafter until paid in full.

Note and mortgage due and payable in full at any change in ownership.

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, near Travelers Rest, being shown and designated as the major portion of Lot No. 62 on plat of Meadowbrook Farms, recorded in Plat Book M at Page 105 and being further described by a more recent plat entitled "Property of Jack W. Baker," prepared by Carl F. Duncan (Terry T. Dill) recorded in Plat Book 5K at Page 11 as follows:

BEGINNING at an iron pin on the northern side of Toller Road and running thence N. 18-00 W. 405 feet to a point in a branch; thence along said branch S. 77-40 W. 40 feet to a point; thence N. 32-42 W. 101 feet to an iron pin on the southern side of Toller Road; thence along said road N. 69-52 E. 506 feet to an iron pin; thence continuing along said road S. 51-49 E. 65 feet to an iron pin; thence S. 35-58 E. 160 feet to an iron pin; thence S. 14-19 E. 50 feet to an iron pin; thence S. 19-00 W. 86.5 feet to an iron pin at the joint corner of property now or formerly belonging to William C. Baker; thence along said Baker property S. 75-34 W. 295 feet to an iron pin; thence S. 40-58 E. 200 feet to an iron pin on the northwestern side of Toller Road; thence continuing along said road S. 53-08 W. 110 feet to an iron pin; thence S. 72-00 W. 152 feet to an iron pin; the point of beginning.

Derivation: Deed of W. C. Baker, Jr. recorded September 10, 1960 in Deed Book 658 at Page 374.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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