

First Mortgage on Real Estate



1400-140

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Mr. David R. Baldwin and

Mrs. Agatha L. Baldwin

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Seven Thousand Seven Hundred Sixty Six Dollars and forty cents----- DOLLARS

( \$ 7,766.40 ) as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Five (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 26 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975 and revised October 6, 1975 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P at Page 46 and having according to said plat the following notes and bounds, to-wit:

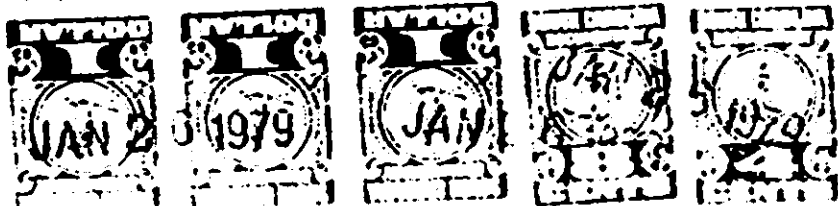
BEGINNING at an iron pin on the cul de sac of Saratoga Drive, joint from corner of lots 125 and 126 and running thence with the joint line of said lots N. 11-15 E. 135.52 feet to an iron pin; thence continuing with same course to the center of a creek; thence with the center of said creek as the property line in a southeasterly direction, the traverse line of which is S. 58-16 E. 147.58 feet, joint rear corner of lots 26 and 27; thence leaving the center of said creek to an iron pin in the rear line of lots 26 and 27 and thence continuing with the joint line of said lots S. 45-45 W. 157. feet to an iron pin on the cul de sac of Saratoga Drive, thence following said cul de sac as the line, the traverse line of which is N. 35-34 W. a chord distance of 67 feet (the arc distance being 73.42 feet with a 50 ft. radius to the point of BEGINNING.

This being a portion of the same property conveyed to the Grantor by deed of J. A. Bolen, as Trustee for James W. Vaughn and J. A. Bole; and College Properties, Inc. trading as Batesville Property Associates, a Joint Venture dated February 5, 1978 and recorded February 24, 1978 in the RMC Office for Greenville County in Deed Vol. \_\_\_\_\_ at page 161.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded Plat(2), or on the premises.

This is the same property conveyed by deed of College Properties, Inc. dated and recorded 6-9-78 in volume 1080 at page 871.

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.



4923 RV.2