

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
FEB 5 2 33 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, *Walter*

hereinafter referred to as Mortgagor) is well and truly indebted unto

GRADY W. BALDWIN

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

One Thousand Eight Hundred and NO/100ths - - - - - Dollars (\$ 1,800.00) due and payable

with interest thereon from *date* at the rate of *nine* per centum per annum, to be paid: in accordance with terms of promissory note of even date herewith

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 in the Mortgage, 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, being shown as Lots 58, 59 and 60 of Piedmont Estates, plat of which is recorded in Plat Book KK at Page 45 and according to said plat, described collectively, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Eisenhower Street (now Lofty Ridge) and running thence with Eisenhower Street S. 61-05 E., 60 feet and S. 59-46 E., 118 feet; thence S. 24 E., 175 feet; thence N. 66 W., 180 feet; thence N. 25-10 E., 193 feet to the point of beginning.

This being the same property conveyed to *Walter* by *Grady W. Baldwin* by deed dated February 5, 1972 and recorded February 5, 1972.

This property is conveyed subject to all restrictions, easements, right-of-ways and zoning ordinances of record or on the ground affecting said property.

CC10
FEB 5 1973
453

DOCUMENT
FEB 5 1973
00.72

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.

4323 RV-2