

FILED GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE TO SECURE NOTE—WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES Form 18

The E. L. Bryan Company, Printers, Binders, Stationers, Columbia, S. C. 302627

The State of South Carolina,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES A. BALDWIN

TO THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (COLUMBIA BRANCH)

I, JAMES A. BALDWIN,

SEND GREETING:

WHEREAS I the said James A. Baldwin, am indebted to the South Carolina National Bank of Charleston (Columbia Branch) as evidenced by my note of even date herewith in the principal sum of Three Thousand Dollars (\$3,000), with interest from date at the rate of five per cent (5%), per annum until paid, said principal and interest payable in monthly instalments of Fifty-seven Dollars (\$57.00), commencing on the first day of October, 1954, and on the first day of each month thereafter until the full amount of principal and interest is paid, interest not paid when due to draw interest at the same rate provided therein for the principal with provisions for the anticipation of the unpaid balance on any instalment payment date in multiples of the monthly instalment payment, and for maturity in the event of default in the payment of any instalment and the failure to pay the same before the next instalment becomes due.

Now, KNOW ALL MEN, That I the said James A. Baldwin for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank of Charleston (Columbia Branch)

according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to me the said James A. Baldwin, in hand well and truly paid by the said The South Carolina National Bank of Charleston (Columbia Branch) at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto

SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (COLUMBIA BRANCH):

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the northeasterly corner of the intersection of U. S. Highway No. 276 and Pelham Road, in or near the Village of Mauldin, S. C., in the County of Greenville, and being designated as a part of lot No. 2 on the plat of the property of C. A. and Jessie M. Rice made by W. J. Riddle, June 15, 1939, recorded in the RMC Office for Greenville County, S. C., in plat book "J," page 153, and having the following metes and bounds to-wit:

Beginning at an iron pin at the northeasterly corner of the intersection of U. S. Highway No. 276 (designated erroneously on Riddle's Plat aforesaid as U. S. Highway No. 2) and Pelham Road (formerly Conestee Road) and running thence with the northerly side of Pelham Road S. 83-20 E. 55.2 feet to a point; thence through Lot 2 N. 9-15 W. 157.8 feet to a point on the line of lot no. 1; thence with the line of lot no. 1 S. 70-30 W. 97.6 feet to an iron pin on the easterly side of U. S. Highway No. 276; thence along the easterly side of said highway S. 27-19 E. 139 feet to the point of beginning and being the same property conveyed to the mortgagor herein by deed of A. H. Whitaker, dated October, 1944, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 268, page 414.

Handwritten notes:
Fully paid and satisfied
this 17th day of May, 1958.
The South Carolina National Bank of Charleston
Columbia, S. C.
By: B. M. Edwards, Cashier
Witness: W. H. Williams
10.7.58