

STATE OF SOUTH CAROLINA

COUNTY OF

MORTGAGE OF REAL ESTATE

RECORDED 861 PAGE 321

JUN 27 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Hiawatha H. Baskin,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carole L. Howard

(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 Twenty-Four Hundred and no/100 - - - - - Dollars (\$ 2400.00) due and payable

in 108 installments of \$30.00 each, commencing on the 27th day of July, 1961, and on like date of each successive month thereafter, said sum to include principal and interest.

with interest thereon from date at the rate of per centum per annum, to be paid: monthly

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, Gantt Township, containing .25 of an acre according to survey and plat made by J. Mac Richardson in November, 1951.

BEGINNING at a pin on the southern side of a proposed 30 foot road on line of property of White Horse Mill (a lot previously conveyed to Tena Bowen Pepper lies across the proposed road) and running thence along the southern side of the proposed road N. 76-35 W. 118 feet to corner; thence S. 34 W. 100 feet to corner of lands now or formerly owned by Eugene Bowen and Celeste Bowen; thence S. 76-35 E. 118 feet to corner of lands of the White Horse Mill; thence along the line of the White Horse Mill property N. 34 E. 100 feet to corner on the southern side of the proposed 30 foot road which point is 30 feet S. 34 E. from the southeastern corner of the Pepper property.

Being the same property conveyed to the mortgagor herein by Eugene Bowen and Celeste Bowen by deed dated September 28, 1955, and recorded in the R.M.C. Office for Greenville County in Deed Book 536, at page 18.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, new 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.

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.

*Paid and satisfied this 3rd. Feb. 1961.
Carole L. Howard*

*witness - Ernest J. Howard
Lila Jane Jones*

INDEXED AND CANCELLED OF RECORD
7 DAY OF Feb. 1961
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 18901