

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. PRESSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1624 PAGE 997

WHEREAS, Nancy Pitts Baker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bill Randolph Hames and James Luther Pressley, Jr.,

(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 Thirty-Six Thousand and No/100 Dollars (\$36,000.00) due and payable in three hundred sixty (360) equal, monthly installments of Three Hundred Seventy and 44/100 (\$370.44) Dollars each, commencing October 1, 1983, and continuing on the same day of each and every month thereafter until said sum is paid in full, with interest thereon from date at the rate of twelve (12%) percent per annum, to be paid monthly. Monthly payments are due on the first of each month but will not become delinquent until the tenth of the month, if not paid, with a four (4%) percent late charge.

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, Fairview Township, being known as Lot 14, Section 2, Lakeview Terrace, according to a plat by C.O. Riddle, dated February, 1966, and recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Harrison Bridge Road, at the joint front corner of Lots 13 and 14 and running thence with the line of Lot 13, N. 24-18 W. 175 feet; thence, S. 65-42 E. 105 feet to an iron pin at the joint rear corners of Lots 14 and 15; thence with the line of Lot 15, S. 24-18 E. 175 feet to an iron pin on the Northern edge of Harrison Bridge Road; thence with the edge of said Road, N. 65-42 E. 105 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Bill Randolph Hames and James Luther Pressley, Jr., dated September 9, 1983, and recorded simultaneously herewith in Deed Book 1196, at Page 89.

This mortgage is assumable, only with the consent of the mortgagees herein.

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STAMP
TAX \$14.40

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 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.

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.

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