

State of South Carolina

1983
Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 23rd day of September, 19 83

by Stanley H. Baker and Cynthia G. Baker

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 1329,
Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Stanley H. Baker and Cynthia G. Baker
is indebted to Mortgagee in the maximum principal sum of Ten Thousand and no/100
Dollars (\$10,000.00), which indebtedness is
evidenced by the Note of Stanley H. Baker and Cynthia G. Baker of even
date here with, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 9-22-88
which is 60 months after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 10,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

All that piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, shown and designated as
Lot 27 on plat of Tar Acres recorded in the R. M. C. Office for Greenville
County in Plat Book PPP at page 12 and 13, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Tar Boulevard, joint corner
of Lots 26 and 27, and running along the line of said lots, S. 47-44
E., 230 feet; thence N. 49-0, 171.2 feet; thence N. 74-44 W., 250 feet
to Tar Boulevard; thence along said Boulevard S. 42-16 W., 170 feet to
the beginning corner.

This is the identical property conveyed unto the Mortgagors herein by
deed of Salvatore C. Giaccone and Pauline R. Giaccone, recorded in the
R. M. C. Office for Greenville County on July 17, 1981, in Deed Book
1181 at page 94.

RECORDED IN THE
OFFICE OF THE CLERK OF COURT
GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 23 1983
STAMP \$ 34.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);

0.834

4328-17-23