



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Kizer Andrew Baker, Jr., of Greenville County, SEND GREETING:

WHEREAS, I the said Kizer Andrew Baker, Jr.

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of Eight Thousand and No/100 (\$ 8,000.00) four (4%)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

Forty-Eight and 48/100 (\$ 48.48) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and fore-close this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Kizer Andrew Baker, Jr.

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Kizer Andrew Baker, Jr. in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, at and before the signing 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 the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, in a section known as Sans Souci, being known and designated as Lot No. 82 of the property of J. P. Rosamond, according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book H, at pages 185 and 186, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northwest side of West Decatur Street at the joint front corner of Lots 82 and 83, and running thence along the joint line of said lots, N. 83-45 W. 212.9 feet to an iron pin on the line of Union Bleachery property; thence along the line of that property, S. 11-05 E. 62.8 feet to an iron pin at the joint rear corner of Lots 81 and 82; thence along the joint line of said lots, S. 83-45 E. 194.2 feet to an iron pin on the northwest side of West Decatur Street; thence along the northwest side of West Decatur Street, N. 6-15 E. 60 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same lot of land conveyed to me by B. H. Trammell by his deed dated January 25th, 1951, not yet recorded."

Handwritten signatures and notary information at the bottom of the page.