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FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, J. C Baker and Nancy Pitts Baker, of Greenville County,

SEND GREETINGS.

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Five Thousand, Seven Hundred and No/100 - - - - - - - -

($ 5,700.00) **Dollars, with interest at the rate specified in said note, to be repaid in installments of**

Forty-Three and 22/100 - - - - - - - - - - - - - - - - - - ($ 43.22)

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 foreclose 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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, Greenville Township, being known and designated as a portion of Lot No. 11 as shown on plat of the property of E. A. Smythe, et al., recorded in the R. M. C. office for Greenville County in Plat Book D, at page 170, and having, according to a plat of the property of J. C. & Nancy Baker prepared by J. Mac Richardson September 24, 1954, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Dempsey Street at the corner of property belonging to Roy B. Key, and running thence with the Key line S. 7-45 E. 428.6 feet to an iron pin on the line of E. E. Chapman; thence along Chapman's line N. 28-13 E. 84.4 feet to an iron pin; thence along the line of M. H. Wilson S. 79-45 W. 435 feet to an iron pin on the east side of Dempsey Street; thence along the east side of Dempsey Street, S. 31-50 W. 84 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 conveyed to us by Allen E. Vaughan by deed dated August 15, 1955 and recorded in the R. M. C. office for Greenville County in Vol. 506, at page 56."

H. Ray Stevens
Witness

Allie Stevenson
Witness