

MORTGAGE

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, C. Manly Baldwin

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Ten Thousand and No/100-----

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of six----- (6 %) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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 in Austin Township, near the Town limits of Simpsonville, located on the North-East side of Perry Avenue, being shown and designated as Lot No. 7 on a plat of property of F. A. Hunter, said plat made by C. O. Riddle, Surveyor on September 12, 1955, and being more fully described as follows:

BEGINNING at an iron pin on the North-East side of Perry Avenue and on line of M. O. Alexander and running thence along Alexander line N. 57-30 E. 50.2 feet to an iron pin; thence still along Alexander line N. 14-33 E. 101 feet to an iron pin on Moore line; thence along Moore line S. 55-46 E. 217 feet to an iron pin; thence by a new line S. 57-42 W. 188.9 feet to an iron pin on Perry Avenue; thence along Perry Avenue N. 41-43 W. 131.2 feet to the beginning corner.

This being the identical land conveyed to the Mortgagor by deed of F. A. Hunter dated September 23, 1955 and recorded in the R. M. C. Office for Greenville County in Book 535, page 297.

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