

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Everett L. Baker and Mildred W. Baker of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
General Mortgage Co.

, a corporation
organized and existing under the laws of the State of South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Thirteen Thousand and no/100
Dollars (\$ 13,000.00), with interest from date at the rate of four and one-half per centum
(4-1/2%) per annum until paid, said principal and interest being payable at the office of
General Mortgage Co. in Greenville, South Carolina,
or at such other place as the holder of the note may designate in writing, in monthly installments of
Seventy Two and 28/100 Dollars (\$ 72.28),
commencing on the first day of January, 19 57, and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of December, 19 81.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) 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, the following-described real estate situated in the County of Greenville,
State of South Carolina: near Greenville, S. C. known as lot no. 262 accord-
ing to plat of property of Robert J. Edwards made by Dalton & Neves
dated May, 1951 and recorded in the R.M.C. Office for Greenville County
in Plat Book EE at Page 61 and having, according to said plat, the
following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Mabel Avenue, at
the joint front corner of lots nos. 261 and 262, which iron pin is
situate 237.5 feet northeast of the intersection of Mabel Avenue and
Cherokee Drive, and running thence along the southeastern side of
Mabel Avenue, N 43-0 E, 113 feet to an iron pin at the corner of lot
no. 263; thence with said lot S 47-0 E, 200 feet to an iron pin at the
rear corner of lot no. 263; thence along the lines of lots nos. 273
and 270, S 43-0 W, 113 feet to an iron pin at the rear corner of lot
no. 261; thence along the line of lot no. 261, N 47-0 W, 200 feet to
the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing 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 equipment now or hereafter
attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the