



Mrs. Ollie Farnsworth
Notary Public
State of South Carolina

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lindsay O. Baker, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Breedin McClain

(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 Thirty Seven Hundred and 00/100-----

Dollars (\$ 3,700.00) due and payable as follows: Two Hundred and Fifty-Dollars (\$250.00) within thirty (30) days from this date, and the remaining balance in monthly payments of Fifty Dollars (\$50.00) per month; 1st payment to become due on remaining balance two months from this date and continuing thereafter on the same day of each following month with a like amount until paid in full, with privilege of anticipation at any time

with interest thereon from date at the rate of five per centum per annum, to be paid: monthly

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 purposes:

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, Cleveland Township, State of South Carolina, lying on the Northeast side of Geer Highway, containing 38 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point in the Geer Highway and running thence along the center of said highway, S. 37-30 E., 4.10 chains to a point in said highway; thence leaving said highway and running N. 70 E., 2.50 chains to a white oak; thence N. 35 E., 10.50 chains to a stone; thence N. 47 E., 13.00 chains to a stake on Wolfe Creek; thence down the meanderings of said creek, N. 37 W., 1.30 chains to an ash on bank of said creek; thence S. 52 W. 4.15 chains to a sourwood; thence N. 54 1/2 W., 17.00 chains to a pine stump; thence N 41 1/2 W., 2.38 chains to the center of the Geer Highway; thence along the center of said highway, S. 33 W., 3.92 chains to a bend; thence S. 33-30 W., 3.38 chains to a bend; thence S. 10-15 W., 3.79 chains to a bend; thence S. 12-45 E., 2.95 chains to a bend; thence S. 24-30 E., 14.04 chains to a bend; thence S. 28-30 E., 5.53 chains to the beginning corner.

The above described property is all of the same conveyed to the mortgagor herein by deed of the mortgagee of even date.

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

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid in full 9/12/68

Mary Breedin McClain

Witness - John K. McClain

*16th Day of July 68
Ollie Farnsworth*