

MORTGAGE OF REAL ESTATE - ~~APR 10 3 10 PM '69~~ <sup>APR 10 3 10 PM '69</sup> ~~Post Office~~ <sup>Post Office</sup> ~~Greenville, S. C.~~ <sup>Greenville, S. C.</sup> ~~Brissey, Attorneys at Law, Justice Building, Greenville, S. C.~~ <sup>Brissey, Attorneys at Law, Justice Building, Greenville, S. C.</sup>

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. H. C.

MORTGAGE OF REAL ESTATE

BOOK 1122 PAGE 325

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM H. BALDWIN AND HELEN W. BALDWIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRED COLLINS

(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 TWO Thousand Nine Hundred Seventy Five and no/100-----  
----- Dollars (\$ 2,975.00 ) due and payable

One Hundred and no/100 (\$100.00) Dollars per month commencing one month from date, payments to be applied first to interest, balance to principal

with interest thereon from date at the rate of seven 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, Greenville Township, being on the western side of National Highway now known as Smythe Street or Avenue near Dunean Mill and being known and designated as Lot 2 of Dunean Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book D, Page 67 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of National Highway now Smythe Street or Avenue at the joint front corner of Lots 2 and 3 and running thence along the line of lot 3 N. 54-15 W., 129 feet to a stake at the joint rear corner of Lots 2, 3, 21 and 22; thence along the line of Lot 22 N. 35-45 E., 60 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the line of Lot 1 S. 54-15 E., 135 feet, more or less, to an iron pin on the western side of Smythe Street or Avenue; thence with said Street or Avenue in a south-westerly direction 60 feet, more or less, to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.