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OLLIE FARNSWORTH
R. M. C.

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS:**MORTGAGE**
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William Norman Baldwin

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 **Seventeen Thousand, Five Hundred and 00/100** - - - - -

DOLLARS (\$ 17,500.00), with interest thereon from date at the rate of *** Note
Seven (7%)
per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

June 1, 1994

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, containing 1 acre, according to a plat of property of Lucille V. Baldwin by C. O. Riddle, Surveyor, dated February, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint line of Tracts 4 and 5 of the C. S. Verdin Estate, which pin is located N. 39-10 W., 346.75 ft. from a point in the center of Bethel Road, and running thence along the line of Tract 4 of the C. S. Verdin Estate, N. 39-10 W., 302.35 ft. to an iron pin; thence N. 50-50 E., 149 ft. to an iron pin; thence S. 39-10 E., 280 ft. to an iron pin; thence S. 42-18 W., 150.7 ft. to the point of beginning.

ALSO a right-of-way or easement for ingress and egress to and from said property described above, which right-of-way has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the approximate center of Bethel Road and running thence with said road, N. 50-16 E., 25 ft. to a point in said Road; thence N. 39-10 W., approximately 350 ft. to a point on the Southeastern side of the aforesaid one (1) acre tract; thence with the edge of said tract, S. 42-18 W., 25 ft. to an iron pin; thence with the line of Tract 4 of the C. S. Verdin Estate, S. 39-10 E., 346.75 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Lucille V. Baldwin to be recorded of even date herewith.

*** Interest Rate is subject to escalation provisions as set forth in Note.

ACKNOWLEDGED:

William Norman Baldwin