

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1184 PAGE 653

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David Baker and Lee J. Baker

IN THE STATE AFORESAID, HEREINAFTER SPOKEN OF AS THE MORTGAGOR, SEND GREETING:

WHEREAS, the said Mortgagor has borrowed from LEXINGTON COUNTY SAVINGS & LOAN ASSOCIATION, a corporation, hereinafter spoken of as the Association, the sum of

Ninety Thousand & 00/100 Dollars (\$90,000.00)

and in order to secure the payment thereof has this day executed to said Association a certain note or obligation, the terms of which are as follows:

\$90,000.00 West Columbia, S. C., March 19, 1971

FOR VALUE RECEIVED, the undersigned David Baker and Lee J. Baker promise to pay to LEXINGTON COUNTY SAVINGS & LOAN ASSOCIATION, a corporation, its successors or assigns, or order, the sum of Ninety Thousand & 00/100 Dollars (\$90,000.00),

at the offices of the Association in West Columbia, South Carolina, with interest thereon, after date at the rate of Eight and one-half per cent (  $8\frac{1}{2}$  %) per annum; said principal and interest shall be due and payable in monthly installments of not less than

Seven Hundred Twenty-four & 74/100 Dollars (\$ 724.74 )

on the first day of each and every calendar month hereafter until the full principal sum with interest thereon has been paid; unpaid interest to bear interest thereafter at the same rate. Said payments shall be applied:

FIRST: To the payment of interest due on said loan, computed monthly.

SECOND: To the payment at the option of said Association, of such taxes, assessments or insurance premiums as may be in default upon the property pledged to secure this obligation.

THIRD: The balance of said amount to the payment to that extent as a credit on the principal of the loan evidenced hereby.

The said monthly payments are to continue until the loan evidenced hereby, together with interest, and all taxes, assessments and insurance premiums upon the property pledged, shall be fully paid. Waiver of the due date of any installment hereunder shall not affect the due date of any subsequent installment, as hereby provided.

The undersigned hereby agrees to pay when due all insurance premiums, taxes and assessments upon the pledged property and to keep the same in force in favor of the said Association, and in the event of failure to pay the same when due, said Association may pay the same and add such disbursements to the principal debt, which are to bear interest at the same rate. The said sum shall be payable in lawful money of the United States.

It is agreed that if at any time any monthly payment as above called for shall be past due for a period of one month, or if the undersigned violates any of the covenants contained herein or in the mortgage securing this note, or fails to comply with or abide by the By-Laws, rules or regulations of the Association, then, at the option of the Association, the whole amount due hereunder shall at once become due and payable, and the mortgage or other security for this obligation may be enforced for the payment hereof, together with collection cost and reasonable attorney's fees if placed in an attorney's hands for collection or to protect the mortgaged premises. The maker(s) hereby expressly waive(s) presentment, demand, protest and notice of dishonor and non-payment.

NOW, KNOW ALL MEN BY THESE PRESENTS, that we the said

David Baker and Lee J. Baker

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Association, according to the conditions of the said note; and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Association at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto said Lexington County Savings & Loan Association, its successors and assigns:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of North Main Street in the block between Park Avenue and Stone Avenue, and being shown and delineated on a plat prepared for Lee J. Baker and David Baker by Dalton & Neves Co., Engineers, dated March, 1971, and having the metes and bounds as follows: Beginning at a stake on the East side of North Main Street, corner of property now or formerly of Henley, thence with line South 73 Degrees - 27' E. for a distance of 200.86 feet, more or less, to a stake on an alley; thence with the West side of said alley South 17 Degrees - 34' W. for a distance of 45.5 feet to a stake at the corner of property of Baker; thence with this line North 79 Degrees - 00' W. for a distance of 202.9 feet to a stake on the East side of North Main Street; thence with the East side of North Main Street North 18 Degrees - 12' E. for a distance of 65.1 feet to the point of beginning. This being the property conveyed to David Baker and Lee J. Baker by James R. Chandlee, Jr. and Van Allen Clarke by deed dated June 17, 1969, and recorded in the R.M.C. office for Greenville County in Deed Book 870, at page 557.