

FILED
GREENVILLE CO. S. C.

BY 3 4 47 PM '78

CLERK OF COURT
GREENVILLE, S. C.

BOOK 1443 PAGE 296

First Mortgage on Real Estate

MORTGAGE

Carolina Federal Savings
and Loan Association
500 East Washington Street
Greenville, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONALD E. BALTZ

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 NINETY SEVEN THOUSAND SIX HUNDRED -----

DOLLARS (\$ 97,600.00), with interest thereon as provided in said promissory note, 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,

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 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, city of Mauldin, being known and designated as Lot No. 88, as shown on plat of BROOKSIDE, Section Four, recorded in the RMC Office for Greenville County, S. C. in plat book 6-H page 78, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Brooks Road, and running thence N. 39-25 W. 117.4 feet to an iron pin; thence turning N. 54-24 E. 158 feet to an iron pin on southwest side of proposed street; thence with said street S. 35-36 E. 90 feet to an iron pin in the intersection of Brooks Road and proposed street; thence with said intersection S. 8-42 W. 35.75 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said road S. 53-42 W. 125 feet to the point of beginning.

ALSO:

All that lot of land in the state of South Carolina, county of Greenville, city of Mauldin, being known and designated as Lot No. 89 as shown on plat of BROOKSIDE, Section Four, recorded in the RMC Office for Greenville County, S. C. in plat book 6-H page 78, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of a proposed street, and running thence N. 54-24 E. 110 feet to an iron pin joint rear corner of Lots 89 & 90; thence with the joint line of said lots S. 35-36 E. 160 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said road S. 53-42 W. 85 feet to an iron pin at the intersection of Brooks Road and proposed street; thence with said intersection N. 80-57 W. 35.1 feet to an iron pin on the northeast side of proposed street; thence with said street N. 35-36 W. 136.7 feet to the point of beginning.

THESE lots are a portion of the land conveyed to mortgagor by Frank P. McGowan, Jr., as Master in Equity for Greenville County by deed dated June 1, 1978 recorded June 1, 1978 of the RMC Office for Greenville County, S. C.

THE RELEASE BALANCE for either lot will be \$48,800.00.

2,500 12/77 KP

MORTGAGE

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