

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUN 21 11 30 AM '83
DONNELL J. W. WATLEY
R.M.C.

To All Whom These Presents May Concern:

We, James A. Baker and Theresa S. Baker

SEND GREETING:

WHEREAS, we the said James A. Baker and Theresa S. Baker in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Forty Thousand and no/100-----(\$ 40,000.00-----) Dollars, with interest from the date hereof at the rate of Twelve $\frac{1}{2}$ per cent (12 $\frac{1}{2}$ %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Four Hundred Fifty Four and 46/100-----(\$ 454.46-----) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

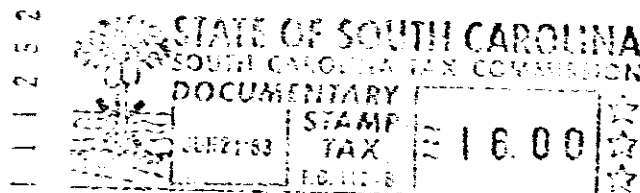
KNOW ALL MEN BY THESE PRESENTS, That we the said James A. Baker and Theresa S. Baker, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to US the said mortgagor, \$ in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township, containing 1.00 acres according to plat entitled, "Survey for James A. Baker and Theresa S. Baker", by James V. Gregory, Surveyor, dated January 4, 1983, to be recorded in even date herewith and having such metes and bounds as appear by reference to said plat. The subject property fronts on the southwesterly side of Jordan Road a distance of 190 feet. (Plat Book 9L page 39.)

This property is a portion of property conveyed to W. Paul Sloan in two separate deeds, to-wit: Deed from Byrd Howell, et al, recorded in Deed Book 580 at page 211 on July 12, 1957 and Deed from W.P. Sloan, recorded in Deed Book 596 at Page 14 on April 8, 1958 in the R.M.C. Office for Greenville County.

This is the same conveyed to us by W. Paul Sloan by deed dated January 14, 1983, recorded January 20, 1983 in Deed book 1181 page 210 in the R.M.C. Office for Greenville County.

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