

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 2 4 52 PM '84

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Rubye K. Baker
DONNIE S. BAKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beryl Craig Finley

(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 Twelve Thousand and NO/100-----

Dollars (\$ 12,000.00) due and payable

in accordance with terms of note of even date herewith.

with interest thereon from date hereof at the rate of 12 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

ALL that certain piece, parcel, or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 1-I, of Town Park of Greenville, S. C., Horizontal Property Regime as is more fully described in Master Deed dated June 5, 1970, and recorded in the R.M.C. Office for Greenville County in Deed Volume 891 at Page 243, as amended by amendment to Master Deed recorded in the R.M.C. Office for Greenville County on July 15, 1971, in Deed Volume 920 at Page 305, and survey and plot plans recorded in Plat Book 4-G at Pages 173, 175 and 177.

THIS conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises, and is further subject to the terms of the aforesaid Master Deed, as amended.

THIS being the same property conveyed to the Grantor herein by deed of Beryl Craig Finley a/k/a Beryl C. Finley dated April 27, 1984, and recorded simultaneously herewith.

If any or all of the property on an interest therein is sold or transferred by Mortgagor without the mortgagee's prior written consent whether by death or otherwise, the mortgagee may, at the mortgagee's option declare all sums secured by this mortgage to be immediately due and payable. If the mortgagee elects to accelerate this mortgage, the mortgagor or the mortgagor's heirs shall have 60 days in which to pay this sum due to the mortgagee or the mortgagee's heirs or assigns. If this money is not paid within that time period, the mortgagee shall have the right to institute foreclosure proceedings.

This is a purchase money mortgage.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY-24 1984
STAMP TAX
04.80

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 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.

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