

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX \$42.00

VOL 1668 PAGE 793

**MORTGAGE**

JUN 21 1984

THIS MORTGAGE is made this 21st day of June, 1984, between the Mortgagor, DONALD E. BALTZ

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED FOUR THOUSAND NINE HUNDRED FIFTY (\$104,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 21st, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 21, 1987

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

All that piece, parcel or tract of land in the city of Mauldin, county of Greenville, state of South Carolina, being known and designated as BROOKSIDE, Section Five, consisting of lots 125 thru 141, on the northwest side of BROOKS ROAD, and the southwest side of OLD LAURENS ROAD, as shown on plat dated 12/13/79 by Clarkson Surveying, to be recorded, and being described in the aggregate as follows:

Beginning at an iron pin at the southwest corner of Old Laurens Road and Brooks Road, northeast rear corner of lot No. 141, and running thence with the right of way of the Old Laurens Road, N. 44-58 W. 901.70 feet more or less to an iron pin corner of Greer Property subdivision; thence with the line of said property S. 45-54 W. 430.05 feet to an iron pin rear corner of Lot 117 of Brookside, Sec. 4; thence S. 44-58 E. 837.20 feet more or less to an iron pin on the northwest side of Brooks Road, rear corner of Lot 125; thence with the northwest side of Brooks Road N. 54-24 E. 435.8 ft ± to the beginning corner.

This is a portion of the property conveyed to mortgagor by the following deeds: (1) Frank P. McGowan, Jr. Master in Equity for Greenville County dated and recorded June 1, 1978 in deed vol. 1080 page 283. (2) Calvin H. Griffin, Nettie Louise Griffin Thomas dated and recorded June 1, 1978 in deed vol. 1080 page 281. (3) Virginia G. Howard & Robert Leslie Howard by deed dated and recorded June 1, 1978 in deed vol. 1080 page 282. (4) Mary Baldwin Morris, formerly Mary Baldwin dated 6/20/78 rec 6/21/78 in deed vol. 1081 page 650.

which has the address of Brooks Road Mauldin,  
(Street) (City)  
S. C. 29662 (herein "Property Address");  
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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