

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

GREENVILLE, S.C.  
FILED  
SEP 17 1 56 PM '84  
DONNIE S. WALKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Maureen S. &amp; Harold Baugstalsley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Local Development Corporation, P. O. 2207, Greenville, South Carolina, 29602

(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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00) due and payable  
in monthly installments of Four Hundred Ninety-eight and 21/100 Dollars (\$498.21) beginning the 14<sup>th</sup> day of Oct., 1984, continuing the 14<sup>th</sup> day of each month thereafter for thirty-five (35) months, the final payment shall be in the amount of Four Hundred Ninety-three and 28/100 Dollars (\$493.28).

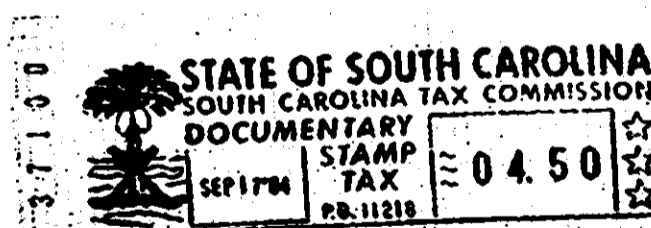
with interest thereon from the date hereof at the rate of twelve (12) per centum per annum, to be paid: according to the terms of said note,

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 Greenville, City of Greenville, being known and designated as Tract No. 10 as shown on revised plat of property of Sanford L. Lindsey, recorded in the RMC Office for Greenville County in plat Book WW at page 354, reference being craved to said plat for a more particular metes and bounds description.

THIS is the same property conveyed to Leonard B. Lipscomb and Jessie F. Lipscomb by deed of Lee O. Huskamp and Julia D. Huskamp dated September 26, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1008 at page 386. Jessie P. Lipscomb, same as Jessie Pike Lipscomb, died testate on October 29, 1977, devising by her last Will and Testament her interest in the above described property to Leonard Brooks Lipscomb. The estate of Jessie Pike Lipscomb is filed for record in the Probate Court for Greenville County in Apartment 1492, File 5. Subsequently, Leonard Brooks Lipscomb, same as Leonard B. Lipscomb, died testate on September 10, 1978, devising by his last Will and Testament the above described property to Edwin L. Lipscomb, Annette L. Jennings and Frances L. Hitt, the grantors herein. The estate of Leonard Brooks Lipscomb is filed for record in the Probate Court for Greenville County in Apartment 1528, File 17.



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 such 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.