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STATE OF SOUTH CAROLINA GREENVILLE CO. S.C.
COUNTY OF GREENVILLE 24 JAN 72

BOOK 1231 PAGE 519
BOOK 155 PAGE 8

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIE FARNSWORTH
R.H.C.

228-19

WHEREAS, DONALD D. BALTZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto MID-VALLEY PRODUCTS CORP.

(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 Fifty-two Thousand Nine Hundred Thirty-four and 40/100 Dollars \$52,934.40 due and payable

\$5,955.12 December 31, 1972 and \$4,697.98 May 1, 1973 and \$4,697.98 May 1, 1974, and a like amount on the first day of each and every May thereafter up to and including May 1, 1981, and the balance of principal on May 1, 1982,

with interest thereon from date at the rate of 12% per annum per annum, to be paid: annually

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 uses, rents, repairs, or for any other purposes:

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the foregoing debt, and in order to secure the payment thereof, and 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, 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, containing 55.14 acres, more or less, and having, according to a plat entitled "Survey for Donald E. Baltz" prepared by Campbell & Clarkson, and dated April 26, 1972, the following metes and bounds, to-wit:

Beginning at a nail and cap in the center line of the bridge on Shelton Road crossing the Enoree River and running with said Shelton Road, N. 12-32 W. 2,116.8 feet to a point in the joint front corner of adjoining 30.0 acre tract; thence S. 65-18 W. 1,390.5 feet to a point; thence S. 5-29 E. 845.6 feet to an iron pin; thence S. 18-19 E. 290.6 feet to a point in center of branch; thence with the center line of the branch, the meanders of which are: S. 62-12 N. 273.1 feet; thence S. 50-05 E. 100.1 feet; thence S. 77-24 E. 26.1 feet;

WILKINS ATTY.

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