

MORTGAGE OF REAL ESTATE - Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S.C. **1558 PAGE 264**
STATE OF SOUTH CAROLINA **FILED** **MORTGAGE OF REAL ESTATE**
COUNTY OF GREENVILLE **CO. S. C.** **BOOK 78 PAGE 446**
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD E. BALTZ FOUNDATION Corporation

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY
PO Box 544, Travelers Rest SC 29690

(hereinafter referred to as Mortgage) 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

ONE HUNDRED THOUSAND Dollars (\$ 100,000.00) due and payable
\$20,000.00 plus interest due at the end of each 12 months from date of note until paid.
Interest to be calculated on the 1st day of each month fluctuating with prime with a floor of 15%.

This is the same property conveyed to mortgagor by James R. Mann, as Trustee, by deed dated January 3, 1956 recorded January 3, 1956 in deed vol. 542 page 186 of the REC Office for Greenville County, S. C.

2023 81 041

REC'D
2 06 PM '82
ANNEXSLEY

SEP 29 1982
PAID BY FULL PAYMENT SATISFIED:
Southern Bank and Trust Co.

Anna P. Mann
James R. Mann
J. Mann Jr.

2.0000
Return Satisfaction to
WILKINS & WILKINS

OCT 1 1982

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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

4.0000

1328 W.F.