FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

PR 20 12 4 PM 1964 MORTGAGE OF REAL ESTATE

BOOK 955 PAGE 581

OLLIE FARMSHORTH

LIL F. M.G.

WHEREAS, WE, AUBREY A. KIRBY AND DOROTHY P. KIRBY,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joseph B. Baker, Jr. and Beulah W. Baker,

(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 Thirty-Six Hundred Ninety-One and 40/100-----
Dollars (\$ 3,691.40) due and payable

Twenty-Five (\$25.00) Dollars to be due and payable one month from date and a like payment of Twenty-Five (\$25.00) Dollars to be due on the same day of each and every month thereafter until the above sum has been paid in full.

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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 Mertgager, in consideration of the eferesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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 asserted.

"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, on the Southern side of Rodney Avenue, known and designated as a portion of Lots Nos. 119 and 120 on a plat of the Sans Souci Development Corporation, recorded in Plat Book "H" at page 185, and, according to plat prepared by J. C. Hill on August 9, 1957, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Rodney Avenue, joint corner of Lots Nos. 99 and 120, which iron pin is 160 feet in a Southeasternly direction from the Southeast corner of the intersection of Rodney Avanue and West Decatur Street; running thence along the line of Lots Nos. 99 and 100, S. 22-30 W. 120.2 feet to an iron pin; thence S. 64-45 E. 24.2 feet to an iron pin; thence N. 25-15 E. 120.7 feet to an iron pin on the Southern side of Rodney Avenue; thence along the Southern side of Rodney Avenue, N. 64-45 W. 30 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Joseph B. Baker, Jr. and Beulah W. Baker of even date, with these presents, and being recorded concurrently herewith.

Also all those certain pieces, parcels or lots of land adjoining the above being known and designated as Lots nos. 99 and 100 on a plat of Sans Souci Development Co. recorded in Plat Book H at page 186 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, said pin being the southwest corner of the intersection of W. Decatur Street and Rodney Avenue and running thence with Rodney Avenue S. 64-45 E. 160 feet to an iron pin; thence S. 22-30 W. 120.2 feet to an iron pin; thence N. 64-45 W. 165.8 feet to an iron pin on the Southwest edge of W. Decatur Street; thence with said street N. 25-15 E. 120 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 iswfully 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid in full and satisfied	this 9th day of november
Paid in full and satisfied 1967. Joseph B. Baker Jr. Beulah W. Baker Witness Donald H. Dunn	SATESFEED AND CANCELLED OF RECORD 13 DAY OF NOV. 1967 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 1:17 COLOCK P. M. NO. 13859