FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, DONALD E. BALTZ, INC.

hereinafter referred to as Mortgagor, is indebted to W. W. WILKINS

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 EIGHT THOUSAND ---------- Dollars $ 38,000.00 to be paid as follows:

six months from date

with interest thereon from date at the rate of 6% per annum, to be paid semi-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, construction or other purposes, and

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and of any other and further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the further sum of Three Dollars to the Mortgagor in hand paid by the Mortgagee at and before the sealing 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 to be placed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the city of Mauldin, known and designated as Lot No. 37 on plat of Section II, Brookside, as shown on plat recorded in plat book 5 D page 24 of the RMC Office for Greenville County, S. C.

$ 15.20

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in anywise incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being agreed 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 conveyed 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 or to claim the same or any part thereof.

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