Nov 7 4 25 PH 179

DONNIE S. TANKERSLEY R.M.C.

MORTGAGE

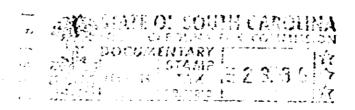
THIS MORTGAGE is made this 7 day of November , 19 79 between the Mortgagor, DONALD E. BALTZ, INC.

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 112 as shown on plat of BROOKSIDE, SECTION FOUR, PHASE TWO, recorded in the RMC Office for Greenville County in plat book 7 C page 31, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Hollibrook Court, the joint front corner of lots 112 & 113; thence with the joint line of said lots N. 45-02 E. 160 feet to an iron pin; thence turning S. 44-58 E. 100 feet to an iron pin joint rear corner of Lot 112 and lot 96 of Phase One, Brookside, Sec Four; thence with the joint line of said lots S. 45-02 W. 160 feet to an iron pin on the northeast side of Hollibrook Court; thence with the northeast side of said street N. 44-58 W. 100 feet to the point of beginning.

This is one of the lots conveyed to mortgagor by Donald E. Baltz by deed dated October 30, 1979 recorded October 30, 1979 in deed vol 1114 page 576 of the RMC Office for Greenville County, S. C.



which has the address of Lot 112, Hollibrook Court (Street)

MAULDIN (City)

SC 29662

......(herein "Property Address");

(State and Zip Code)

To Have and to Horo unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter crected on the property, and all easements, rights, appurtenances, tents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA-1 to 4 Family--6/75--FNMA THUMC UNIFORM INSTRUMENT

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