

STATE OF SOUTH CAROLINA

County of Greenville

To all Whom These Presents May Concern:

WHEREAS I, W. J. Richards, as trustee for Donnie Baldwin and Dorothy R. Baldwin well and truly indebted to Talmer Cordell in the full and just sum of Two Thousand Five Hundred Eighty Five and 23/100... (\$ 2,585.23 Dollars) in and by my certain promissory note in writing of even date herewith, due and payable as follows: On or before ten years from date

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid at maturity and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said W. J. Richards, as trustee for Donnie Baldwin and Dorothy R. Baldwin in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Talmer Cordell, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township being known and designated as Lot No. 93 of Monaghan Subdivision, Section Two, as shown on plat thereof prepared by Piedmont Engineering Service, May 1957 and recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 151, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Floyd Street, the joint front corner of Lots Nos. 92 and 93 and running thence along the joint line of said lots, S. 38-30 W. 160 feet to an iron pin at the joint rear corner of Lots Nos. 61 and 62; thence along the rear line of Lot 61, N. 51-30 W. 75 feet to an iron pin on the rear line of Lot No. 95; thence along the rear line of Lot No. 95 and continuing along the line of Lot No. 94, N. 38-30 E. 160 feet to an iron pin on the southwestern side of Floyd Street; thence with the southwestern side of Floyd Street, S. 51-30 E. 75 feet to an iron pin, the beginning corner.

This mortgage is junior and inferior to the lien of that certain mortgage in the sum of \$8,000.00 executed by the mortgagor herein to First Federal Savings & Loan Association.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Talmer Cordell, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

12/13/63
Satisfied & paid in full
Talmer Cordell
Witness:
Clyde B. Temple

SATISFIED AND CANCELLED OF RECORD
14 DAY OF Dec 19 63
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 7:45 O'CLOCK A. M. NO. 17268