

MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R.M.C.STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

## MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

**Whereas:** ELAINE HART FOWLER AND MICHAEL J. FOWLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto NORA BALDWIN

(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 --THREE THOUSAND SEVEN HUNDRED NINETY-SIX AND NO/100--

-----Dollars (\$3,796.00 ) due and payable  
at the rate of \$500.00 on or before January 31, 1970, \$1,648.00 plus interest payable on or before December 1, 1970, and a third payment of \$1,648.00 plus interest on or before December 1, 1971, interest to be paid on the declining balance with the full right in the Mortgagees to anticipate any and all payments, without penalty.

with interest thereon from date at the rate of (6%) six per centum per annum to be paid; 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, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor 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 Mortgagor 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 assigns:

"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, being located on the northwesterly side of Jonesville Road containing 6.62 acres more or less; and according to plat of C. O. Riddle, dated November 1969, and entitled "Property of Nora Baldwin", said property has the following metes and bounds, to-wit:

BEGINNING at an iron pin at the center of Jonesville Road at the joint front corner of property of Paul F. Snow and running thence with the center line of Jonesville Road S. 65-33 W., 314.1 feet to a point; thence with 6.22 acre tract N. 10-36 W., 1,206 feet to an iron pin; thence with property of Lida May H. Baldwin N. 52-43 E., 182 feet to an iron pin in center of stone; thence with line of property of Paul F. Snow S. 17-19 E., 1,220.8 feet to an iron pin in center of Jonesville Road, the beginning corner.

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 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.