

REGISTRATION NO. 22
MORTGAGE OF REAL ESTATE-Form Prepared by
COMPLIED WITH
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BOOK 1279 PAGE 699

FILED
GREENVILLE CO. S. C.
Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

JUN 6 4 48 PM '73

The State of South Carolina
County of GREENVILLE
DENNIE S. TANKERSLEY
R.H.C.

To All Whom These Presents May Concern:

Paul F. Baker and Monika S. Baker SEND GREETING:

Whereas, we, the said Paul F. Baker and Monika S. Baker
in and by that certain promissory note in writing, of even date with these
presents, are well and truly indebted to Doris D. Baker

in the full and just sum of Thirty-Four Thousand Nine Hundred Fifty and No/100
(\$34,950.00) to be paid in quarterly installments of \$291.25 beginning
September 5, 1973 and on a like day of each successive quarter thereafter
until paid in full

, with interest thereon from

at the rate of per centum per annum, to be computed and paid at the same time as and
in addition to the aforesaid principal payments

until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said Paul F. Baker and Monika S. Baker
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said

Doris D. Baker according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to her, the said Doris D. Baker

, in hand well and truly paid by the said Paul F. Baker and Monika
S. Baker

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said
Doris D. Baker

ALL that certain lot or tract of land lying in the State of South Carolina
County of Greenville, known and designated as Lot No. 16 of Spring Forest
Estates, and being more particularly described, according to a plat by
C. O. Riddle, R. L. S., dated November, 1956, and recorded in the R. M. C.
Office for Greenville County in Plat Book KK, at page 117, as having the
following metes and bounds:

BEGINNING at an iron pin on the western side of a County Road, joint corner
of Lot No. 15 and running thence N. 84-07 W. 328.4 feet to an iron pin;
thence N. 5-53 E. 342.3 feet to an iron pin; thence S. 84-07 E. 300.4 feet
to an iron pin on the western side of said road; thence along said road,
S. 2-42 W. 186.8 feet to an iron pin; thence continuing along said road
S. 5-53 E. 158.5 feet to an iron pin, the point of beginning.