

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

APR 21 12 13 PM '76
MORTGAGE OF REAL ESTATE
CONVEYANCE TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Paul F. Baker and Monika S. Baker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Doris D. Baker

(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

Forty Thousand and No/100 ----- Dollars (\$ 40,000.00) due and payable

In monthly installments of at least \$50.00 beginning May 31, 1976 and on a like day of each successive month thereafter until paid in full.

with interest thereon from April 30, 1976 at the rate of FOUR per centum per annum, to be paid at the same time as and in addition to the aforesaid principal payments

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, near the City of Greenville, on the western side of Old Grove Road, and being a portion of the O.B. Springfield property and having according to a plat of Ivy L. Newton and E. Barclay Newton, dated November 14, 1955, the following metes and bounds, to-wit:

BEGINNING at a nail in center of Old Grove Road corner of property of O. F. Springfield, and running thence N. 81-14 E. 457.4 feet to iron pin; thence N. 5-47 E. 69.4 feet to an old iron pin; thence continuing N. 5-47 E. 154.2 feet to iron pin corner of other property of E. Barclay and Ivy L. Newton; thence S. 83-0 E. 421.4 feet to nail in center of Old Grove Road; thence with the center of Old Grove Road S. 3-24 E. 241.3 feet to point of beginning.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book



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 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.

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