

1424 141

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DONALD E. BALTZ,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 Sixteen Thousand and 00/100-----

Dollars (\$ 16,000.00 ) due and payable

according to the terms thereof, said Note being incorporated herein by reference.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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, containing 34.72 acres, according to a plat of property of Donald E. Baltz, Mauldin, S. C., by C. O. Riddle, R.L.S., dated January 19, 1972, the same being shown as a 24.87 acre tract and a 9.85 acre tract as shown on said plat, and having, according to said plat, the metes and bounds as shown thereon, reference to which is hereby craved for a more particular description, LESS, HOWEVER,

Lots 10 through 19, inclusive, as shown on a plat of Brookside Section 1 by C. O. Riddle, Surveyor, dated February 17, 1972, and recorded in the Greenville County R.M.C. Office in Plat Book 4R at Page 56, the same being the western portion of Brookside Section 1, and LESS, HOWEVER,

Lots 56 through 87, inclusive, of Brookside Section 3 by C. O. Riddle, Surveyor, dated January 13, 1976, and recorded in said R.M.C. Office in Plat Book 5T at Page 11, the same being all of Brookside Section 3.

THIS BEING a portion of the premises heretofore conveyed to Donald E. Baltz by deed of George L. Thomason, et. al. dated January 25, 1972, and recorded in the Greenville County R.M.C. Office in Deed Book 934 at Page 565.

MORTGAGEE'S ADDRESS: P. O. Box 544  
Travelers Rest, South Carolina 29690

*[Faint, illegible text and markings, possibly a stamp or signature area]*

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 whatsoever lawfully claiming the same or any part thereof.

4328 RV-2