

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
MAY 9 3 37 PM '78
CLERK OF COURTS

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 W. W. WILKINS, 408 East North Street, Greenville, S. C. 29601

(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

TWO HUNDRED TWENTY THOUSAND ----- Dollars (\$ 220,000.00) due and payable one year from date

with interest thereon from _____ date _____ at the rate of ten(10%) per centum per annum, to be paid: SEMI 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, the Mortgagee's heirs, 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 25.1 acres as shown on plat entitled "Property of Donald E. Baltz" made by Campbell & Clarkson Surveyors, Inc., May 15, 1978 and having according to said plat the following metes and bounds, courses and distances, to-wit: BEGINNING at an iron pin at the northwestern corner of intersection of Old Laurens Road and Brooks Road and running thence with the northwestern side of Brooks Road S. 54-24 W. 1244.8 feet to an iron pin; thence continuing S. 53-42 W. 324.1 feet to an old iron pin in line of Brookside Subdivision, Section II; thence with the line of said subdivision N. 39-25 W. 481.5 ft. to an old iron pin, corner of Morris property; thence with the line of said property N. 35-40 E. 262.75 feet to an old iron pin in line of Greer property; thence with the line of said property N. 35-30 E. 822 feet to an old iron pin; thence continuing N. 45-54 E. 432.8 feet to an old iron pin on the southwestern side of Old Laurens Road; thence with the southwestern side of said road S. 44-58 E. 901.7 feet to the beginning corner. THIS IS SAME PROPERTY conveyed to mortgagor by Calvin Griffin et al by deed recorded 6/1/78 in vol. 1080 page 281, and deed from Frank P. McGowan, Jr., Master, recorded 6/1/78 in vol. 1080 page 283.

ALSO: ALL that certain piece, parcel or tract of land in the county of Greenville, state of South Carolina, being a rear portion of Lots Nos. 2 & 3 on plat of Mrs. B.E. Greer made by Charles L. Webb February 1957 and having according to a recent survey made by Campbell & Clarkson Surveyors, Inc. RLS, May 15, 1978, the following metes and bounds, to-wit: BEGINNING at an iron pin at the rear joint corner of Lots Nos. 51 & 52 of Brookside, Sec II, (plat recorded in plat book 5 D p. 24), and running thence with the line of the property of the grantee (recently purchased from Nettie Louise Griffin Thomason, et al) S. 35-40 W. 262.75 feet to an iron pin; thence turning N. 39-50 W. 220.1 ft to an iron pin; thence N. 57-57 E. 53.25 feet to an iron pin; thence N. 39-50 W. 100 ft. more or less over an iron pin to the center of a branch; thence with center of said branch as the line, the traverse line of which is N. 22-02 E. 72.7 feet to a point; thence continuing N. 58-50 E. 138.8 feet to a point in said branch corner of Greer Property subdivision; thence with the line of said property S. 39-50 E. over an iron pin 270.5 ft. more or less to the point of beginning. THIS IS THE SAME PROPERTY conveyed to mortgagor by Mary Baldwin Morris, formerly Mary Baldwin, by deed recorded June 20, 1978 in deed vol. 1081 page 650.

ALSO: All that tract of land in the county of Greenville, state of South Carolina, containing 10 acres more or less, shown and designated on Greenville County Block Book as Tract 1 on sheet M6.1 block 1, District 299, having a frontage of approximately 150 ft on the southwest side of Adams Mill Road adjoining the rear of lots Nos. 80 thru 87 inclusive on plat of Brookside Subdivision Section III recorded in plat book 5 P page 11 of the RMC Office for Greenville County. THIS IS A PORTION of that land conveyed to mortgagor by George L. Thomason et al by deed recorded 1/26/72 in vol. 934 page 565.

137

RECEIVED
STATE TAX
88

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 is 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.

0737

4328 RV-2