

FILED
GREENVILLE CO. S. C.

NOV 7 4 25 PM '79

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1487 PAGE 541

MORTGAGE

THIS MORTGAGE is made this 7 day of November, 19 79, between the Mortgagor, DONALD E. BALTZ, INC. (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY EIGHT THOUSAND FOUR HUNDRED (\$58,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 112 as shown on plat of BROOKSIDE, SECTION FOUR, PHASE TWO, recorded in the RMC Office for Greenville County in plat book 7 C page 31, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Hollibrook Court, the joint front corner of lots 112 & 113; thence with the joint line of said lots N. 45-02 E. 160 feet to an iron pin; thence turning S. 44-58 E. 100 feet to an iron pin joint rear corner of Lot 112 and lot 96 of Phase One, Brookside, Sec Four; thence with the joint line of said lots S. 45-02 W. 160 feet to an iron pin on the northeast side of Hollibrook Court; thence with the northeast side of said street N. 44-58 W. 100 feet to the point of beginning.

This is one of the lots conveyed to mortgagor by Donald E. Baltz by deed dated October 30, 1979 recorded October 30, 1979 in deed vol 1114 page 576 of the RMC Office for Greenville County, S. C.

STATE OF SOUTH CAROLINA
DEED RECORDS COMMISSION
DOCUMENTARY
STAMP
NOV 23 1979

which has the address of Lot 112, Hollibrook Court MAULDIN (City)
(Street)
SC 29662 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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