

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

CR } FILED
3 21 PM '81
SHERSLEY
S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James Terry Baldwin and Linda M. Baldwin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Henry G. Holloway and Alice Holloway

(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 Thirteen Thousand and No/100 -----

Dollars (\$ 13,000.00) due and payable

beginning on the 20th day of May, 1981, and 179 consecutive months thereafter until said mortgage is paid in full. Said payments shall be due on the 20th day of each month. No payment shall be more than two weeks in default.

with interest thereon from May 20, 1981 at the rate of 16 per centum per annum, to be paid: in 180 payments at \$190.94 per month

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, and being more particularly described as Lot No. 91, Section 6, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S.C. ", made by Pickell & Pickell, Engineers, Greenville, S.C. on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. office for Greenville County in Plat Book S, at pages 173-177, inclusive. According to said plat the within described lot is also known as No. 19 Wrigley St. and fronts thereon 60.2 feet.

This being the same property received from Virgil C. Anderson and Douglas M. Anderson recorded Oct. 31, 1978 in Vol. 1090, page 999.

RECORDED COPY
MAY 20 1981

CO TO ----- NY 1281 239

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.

0021

4328 RV-2