

409 Meyers Drive, Greenville, S. C.

BOOK 1540 PAGE 541

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 84 PAGE 327  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES J. BALDWIN  
(hereinafter referred to as Mortgagor) is well and truly indebted unto  
P. H. C. ERSLEY VIOLA M. BAILEY

(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 FIFTY-FOUR THOUSAND AND NO/100

Dollars (\$ 54,000.00 ) due and payable  
In Thirty (30) years at the rate of Twelve (12%) per centum per annum  
and running thence with the joint line of said lots, N. 17-18 E. 162  
feet to an iron pin; thence N. 38-35 W. 50 feet to an iron pin, the  
joint rear corner of Lots 26 and 27; thence with the joint line of  
said lots, S. 34-53 W. 191 feet to an iron pin on the northern side  
of Meyers Drive; thence with said street S. 68-41 E. 100 feet to the  
point of beginning.

Derivation: Deed Book 1447, Page 625 - Viola M. Bailey 5/6/81

Ray - FEB 15 1984

FILED  
GREENVILLE S.C.  
FEB 15 1984  
P. H. C. ERSLEY

2.00CD

GCCTO -----3 FE15 84 049

GCCTO -----3 MW 7 81 1205

251.45 Paid and satisfied in full this the 9th day of February 1984.

Phyllis C. Mason  
WITNESS  
Karin Busas  
WITNESS

Viola M. Bailey  
VIOLA M. BAILEY

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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