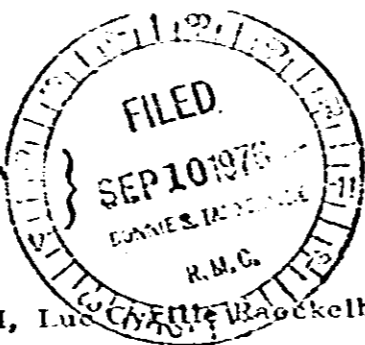


209 Stone Ave
Greenville, S.C. 29609



BOOK 1377 PAGE 533

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

BOOK 85 PAGE 342

WHEREAS, I, Lucy Charlotte Bagckelboom,

Harry L. Baumgardner

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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

Seventeen Thousand Five Hundred and no/100-----Dollars (\$ 17,500.00) due and payable
209 East Stone Avenue, Greenville, South Carolina, 29609, on or before the 8th day of
each and every month and commencing October 8, 1976, **MAY 1 1984**

with interest thereon from this date at the rate of eight per centum per annum, to be paid;
Monthly payments of \$212.33 will be made for a period of five (5) years, then the entire
balance will be paid.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to 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, in the City of Greenville, being on the southeastern
corner of East North Street and Laurens Road and being more particularly described
according to a plat by W. J. Riddle recorded in Plat Book R at Page 145 as follows:
BEGINNING at a point on the southern side of East North Street at the corner of property
now or formerly of Seawright and running thence S. 73-31 E. 20 feet to an iron pin on
Laurens Road; thence with the western side of Laurens Road S. 40-43 E. 51.2 feet;
thence through the center of two 9 inch brick walls, S. 49-17 W. 43.5 feet; thence N. 19-
08 W. 72.4 feet (this line at all times to run 2.5 feet east of the Seawright property, see
party line agreement recorded in Deed Book 329 at Page 109) thence N. 36-21 W. 9 feet
to the beginning. 34231

ALSO, all that certain lot of land in Greenville Township, Greenville County, State of
South Carolina, in the City of Greenville, on the southwest side of Laurens Road, and
being more particularly described according to survey and plat by L. P. Slattery, May
1949, and being also shown by survey and plat by W. J. Riddle, Surveyor, November,
1947, recorded in the R.M.C. Office for Greenville County in Plat Book R at Page 145:
BEGINNING at a point on the southwest side of the Laurens Road, at corner of lot
heretofore sold to Paul G. Cushman (which point is 51.2 feet from the southwest corner
of East North Street and Laurens Road, and is at the west side of a 9 inch brick wall
supporting a two-story building) and running thence with west side of Laurens Road,
S. 40-43 E. 78.7 feet to stake on the southeast side of Richland Creek; thence down
Richland Creek, S. 46-11 W. 39.5 feet to iron pin; thence crossing Richland Creek,
N. 35-45 W. 39 feet to iron pin; thence S. 37-40 W. 29 feet; thence N. 19-08 W. 52.1
feet to an iron pin; thence through the center of two 9 inch brick walls, N. 49-17 E.
43.5 feet to the beginning corner.

Derivations: (first piece of property) deed from Paul G. Cushman and Freddie C.
Charlotte to Harry L. Baumgardner recorded in the R.M.C. Office for Greenville County
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.

20 OCT 1976

