



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF... GREENVILLE.....

To All Whom These Presents May Concern:

I, E. E. Baker, of Greenville County, SEND GREETING:

WHEREAS, I the said E. E. Baker

in and by my certain promissory note, in writing, of even date with these presents, AM well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full

and just sum of THREE THOUSAND, THREE HUNDRED AND NO/100 (\$3,300.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

THIRTY-THREE AND NO/100 (\$33.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said E. E. Baker

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

E. E. Baker in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Chick Springs Township, about one mile north from Chick Springs, and lying on the West side of the St. Mark's Road, and being bounded on the North by lands of C. E. Loftis, on the East by St. Mark's Road and lands of W. L. Wade, and on the South and West by lands of Eugene A. McConnell, et al., and being more particularly described as follows:

"BEGINNING at a point in the center of said road at the corner of property now or formerly belonging to C. E. Loftis, and running thence with the Loftis line, S. 81-10 W. 400 feet to an iron pin in the line of said property; thence on a new line, S. 23-50 E. 159 feet to an iron pin; thence N. 81-10 E. 400 feet to a point in the center of said road; thence along the line of said road, N. 23-50 W. 159 feet to the beginning corner and containing 1.45 acres, more or less.

"The above described property is the same conveyed to me by Eugene A. McConnell, et al., by deed dated September 9th, 1948 and recorded in the R. E. C. office for Greenville County in deed Vol. 309, at page 246.

"This mortgage includes the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty."

Walter P. White  
Vivian W. Badding  
June 2, 1950

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