



NOV 22 11 09 AM 1930

HOLLIE FARNSWORTH R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF... Greenville.....

To All Whom These Presents May Concern:

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

WHEREAS, I, the said, Curtis E. Baker.....

in and by... MY..... certain promissory note, in writing, of even date with these presents..... 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, Curtis 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.....

..... Curtis 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, Bates Township, being Lots Nos. 2 and 3 of the property of P. D. Roper Estate, as shown on plat prepared by W. J. Riddle, Surveyor, November, 1941 and recorded in the R. M. C. office for Greenville County, S. C. in Plat Book M, at page 41, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of the Finley Bridge Road and running thence N. 58 E. 1460 feet to an iron pin; thence N. 33-15 W. 300 feet to a pin in a branch; thence N. 72 E. 932 feet to a point on the McCarrell line; thence N. 51-45 W. along the McCarrell line 445 feet to a stone; thence S. 88-15 W. 1128 feet along the McCarrell line to a stone; thence S. 53 W. 200 feet to a post; thence N. 70 W. 1049 feet to a stone; thence S. 8-30 W. 290 feet to a point in road; thence along said road, S. 9 E. 264.7 feet to a point in said road; thence S. 18-30 E. along said road 256.2 feet to the center of the Finley Bridge Road; thence S. 29-35 E. along the center of said Finley Bridge Road 799 feet to a point in the center of said road; thence S. 34 E. 346 feet to the beginning corner, containing 55.51 acres, more or less, including 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. Being the same tract of land conveyed to me by Howard Caldwell by his deed dated Jan. 1st, 1942 and recorded in the R. M. C. office for Greenville County in Vol. 240, page 419."