

MORTGAGE OF REAL ESTATE - Prepared by J. B. Ricketts, Attorney at Law, Greenville, South Carolina
GREENVILLE CO. S. C.

The State of South Carolina,
County of Greenville

JUN 2 12 51 PM 1952

GILLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Luther Baker, SEND GREETING:
Whereas, I, the said Luther Baker,
hereinafter called the mortgagor(s)
do hereby certain promissory note in writing, of even date with these presents, am well and truly
indebted to Mrs. Elizabeth B. Ricketts,

hereinafter called the mortgagee(s), in the full and just sum of Fourteen Hundred and no/100 - - -
- - - - - DOLLARS (\$1,400.00), to be paid
in twenty-eight (28) monthly instalments of Fifty (\$50.00) Dollars
each, the first payment falling due July 1, 1952, and one of the re-
maining payments falling due and payable on the first day of each
month thereafter until the entire indebtedness has been paid, with
the right to anticipate payment in whole or in part at any monthly
period,

with interest thereon from date
at the rate of six (6%) percentum per annum, to be computed and paid
semi-annually

until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole
amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose
this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, be-
fore its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder
should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases
the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be
added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid,
and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) 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 Mrs. Elizabeth B. Ricketts,

All that certain piece, parcel or lot of land situate, lying
and being in the State of South Carolina, County of Greenville, in
Greenville Township, being known and designated as Lot No. 41 on the
Northwestern side of Round Knob Street as shown on a map or plat of
Sterling College Park Addition, as made by Dalton & Neves, Engineers,
in June 1940, which plat is of record in the R. M. C. Office for said
County in Plat Book "L" at page 171, said lot of land being described
by metes and bounds as follows, to-wit:

BEGINNING at an iron pin on the Northwestern side of Round
Knob Street, at the joint front corner of Lots 41 and 42 as shown on
said plat, said iron pin being 250 feet Southwest of an iron pin in
the Northwest corner of the intersection of Round Knob Street with
Valentine Street; thence along the joint line of said lots North 27
West one hundred seventeen and two-tenths (117.2) feet to an iron
pin at the joint rear corner of lots Nos. 41 and 42 on the Southern
side of Malloy Street; thence South 56-27 West fifty and two-tenths
(50.2) feet to an iron pin at the joint rear corner of Lots 40 and
41; thence along the joint line of said Lots South 27 East one hun-
dred seven and nine-tenths (107.9) feet to an iron pin at the joint
front corner of Lots 40 and 41 on the Northwestern side of Round
Knob Street; thence along Round Knob Street North 67-04 East Fifty
(50) feet to an iron pin at the joint front corner of Lots No. 41
and 42, the place of beginning.

This lot is subject to restrictions referred to in Deed
from Henry E. Huff to Luther Baker recorded in Deed Book 433 at
page 78.