

The State of South Carolina,

County of Greenville

To All Whom These Presents May Concern: I, James N. Baker

SEND GREETING:

Whereas, I, the said James N. Baker hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Shenandoah Life Insurance Company, Inc. hereinafter called the mortgagee(s), in the full and just sum of Eight Thousand Eight Hundred - DOLLARS (\$8,800.00), to be paid \$58.08 on the 17th day of November, 1952 and a like amount on the 17th day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal, balance due 20 years from date

, with interest thereon from date

at the rate of five (5%)

percentum per annum, to be computed and paid

monthly 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, before 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 consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(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 Shenandoah Life Insurance Company, Inc.

All that certain piece, parcel or lot of land located in the city of Greenville, on Mayfair Lane and being known and designated as lot No. 32 of subdivision known as Holmes Acres, plat of same being recorded in the R. M. C. Office for Greenville County in plat book Z at page 1, and having according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Mayfair Lane, the joint front corner of lots 33 & 32, the point of beginning being 173.6 feet to Holly Street and running thence with the joint line of lots 32 and 33, N. 88-07 E. 183.7 feet to an iron pin; thence N. 5-01 E. 80.62 feet to an iron pin; thence with the joint line of lots 31 & 32, S. 88-07 W. 193.4 feet to an iron pin on the east side of Mayfair Lane; thence with Mayfair Lane S. 1-53 E. 80 feet to the point of beginning.

This being the same lot conveyed to mortgagor by David W. Balentine by deed recorded herewith.