

BOOK 550 PAGE 540

JAN 16 8 49 AM 1953

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

LILLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said **James A. Baldwin**
in and by **my** certain **promissory** note in writing, of even date with these
Presents, **am** well and truly indebted to **Farmers Bank of Simpsonville**
in the full and just sum of **Three Thousand and No/100 ---**
to be paid **One year after date**

with interest thereon from **date**
at the rate of **6** per centum per annum, to be computed and paid **Quarterly**
until paid in full: all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
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 promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 **James A. Baldwin**
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said **Farmers Bank of**
Simpsonville according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to **me**, the said **James A. Baldwin**
in hand well and truly paid by the said **Farmers Bank of Simpsonville**
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

Farmers Bank of Simpsonville

All that piece, parcel and lot of land lying and being in
Austin Township, Greenville County, South Carolina, on the eastern
side of U. S. Highway No. 2 in the Town of Mauldin, being shown
as Lots Nos. 19 and 20 on plat of property of C. A. and Jessie M.
Rice made by W. J. Riddle, June 15, 1939 and described as follows:

BEGINNING at a stake at the southeast corner of the Conestee
Road and U. S. Highway No. 2 and running thence with the eastern line
of U. S. Highway No. 2 S. 28-53 E. 100 feet; thence continuing with
said highway S. 29-08 E. 75 feet to a stake at corner of Lot No. 21;
thence with the line of said lot N. 60-00 E. 193.2 feet to a stake in