

THE STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 10 5 10 PM 1954
GREENVILLE CO. S. C.
3111 FARMERS BANK
R.M.C.

BOOK 595 PAGE 325

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, We, the said T. E. Baldwin and Jamie Burns Baldwin
in and by our certain promissory note in writing, of even date with these
Presents, are well and truly indebted to Farmers Bank of Simpsonville
in the full and just sum of Twenty Five Hundred and No/100 --(2,500.00) Dollars
to be paid \$125.00 on June 22, 1954 and \$125.00 each
three months thereafter until paid in full.

with interest thereon from date
at the rate of six 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 we, the said T. E. Baldwin and Jamie Burns
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 us, the said T. E. Baldwin and
Jamie Burns Baldwin 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, about 2 1/2 miles south of the Village of
Mauldin, containing 24 acres, more or less, and made up of three
tracts of land which adjoin each other and are fully described in a
deed from U. Z. Leopard to T. E. Baldwin dated November 17, 1934,
recorded in Deed Book 178, Page 259, and conveying a tract of land
containing 16 1/2 acres and another tract containing 4 acres, to-
gether with a deed from H. C. Taylor to T. E. Baldwin dated Jan. 22,
1937, recorded in Deed Book 191, Page 364 but to be excluded from the
properties described in those two deeds is a lot carved off to John