

FHA Form No. 2175 m  
(Rev. February 1952)

# MORTGAGE

FILED  
GREENVILLE S.C.

JUN 9 4 33 PM 1954

OLLIE FARRINGTON  
R.M.C.

STATE OF SOUTH CAROLINA, } ss:  
COUNTY OF

To ALL WHOM THESE PRESENTS MAY CONCERN:

R. H. Baker and Annette DePriest Baker of  
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Fidelity Federal Savings and Loan Association

, a corporation organized and existing under the laws of United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifteen thousand One hundred and No/100 Dollars (\$ 15,100.00 ), with interest from date at the rate of four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Fidelity Federal Savings and Loan Association in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Ninety-five and 58/100 ----- Dollars (\$ 95.58 ), commencing on the first day of July, 1954, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of June, 1974.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina: All that lot of land in Greenville County, State of South Carolina, on the southern side of Mountain View Avenue in the City of Greenville, being shown as Lot No. 3 of Section B on a Plat of Oakland Heights recorded in Plat Book F at Page 204, and described as follows:

BEGINNING at a stake on the Southern side of Mountain View Avenue 155 feet east from Robinson Street Extension at corner of Lot 2 and running thence with the southern side of said avenue S. 80-15 E. 80 feet to a stake at corner of Lot 4; thence with the line of said Lot S. 9-45 W. 170.5 feet to a stake on a 19 foot alley; thence with the northern side of said alley N. 80-15 W. 80 feet to a stake at corner of Lot 2; thence with the line of said lot N. 9-45 E. 170.5 feet to the beginning corner, and being the same property conveyed to the mortgagors by L. T. Batson by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the