

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, John E. Baskin and Ruby H. Baskin

of the County of Greenville, State of South Carolina, hereinafter called Mortgagor, has become justly indebted to United States of America, Trustee of the Assets of the South Carolina Rural Rehabilitation Corporation and/or The United States of America, a corporation organized and existing under the laws of South Carolina, hereinafter called Mortgagee, as evidenced by one certain promissory note, dated the 21 day of October, 19 54, for the principal sum of TEN THOUSAND ONE HUNDRED AND NO/100 dollars (\$ 10,100.00), with interest at the rate of three percent (3%) per annum, payable in amortized installments as specified therein over a period ending forty (40) years from the date of said note; and

WHEREAS, Mortgagor is desirous of securing the prompt payment of said note, and the several installments of principal and interest at maturity, and any extension or renewal thereof, and any agreement supplementary thereto, and any additional indebtedness on account of any future advances or expenditures made as hereinafter provided, and the performance of each and every covenant and agreement of Mortgagor herein contained;

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof, as the same matures or becomes due, and of any extension or renewal thereof, and of any agreement supplementary thereto, and to secure the performance of each and every covenant and agreement of Mortgagor herein contained, Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mortgagee the following described real estate situated in the County of Greenville, State of South Carolina, to wit:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being in Austin Township, County of Greenville, State of South Carolina, containing 51.71 acres, more or less, according to plat of property of John E. Baskin, prepared by J. C. Hill, Surveyor, dated January 15, 1948, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "HH", at page 137, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center of the intersection of two County Roads, at the corner of property now or formerly of R. W. Pitts and running thence along the center of said county road, north 24 degrees 30 minutes east 438.9 feet to an iron pin; thence continuing with said road north 9 degrees 15 minutes east 794.64 feet to an iron pin in line of other property of J. E. Baskin; thence with the line of Baskin; south 61 degrees 30 minutes east 601.92 feet to an iron pin; thence continuing with the line of Baskin, north 23 degrees 45 minutes east 208.56 feet to an iron pin; thence still with the line of Baskin south 47 degrees 45 minutes east 417.12 feet to an iron pin; thence still with line of Baskin, north 23 degrees 45 minutes east 220.44 feet to an iron pin; thence south 53 degrees 30 minutes east 561 feet to a stone; thence south 22 degrees 30 minutes west 1148.4 feet to a Post Oak; thence north 73 degrees 00 minutes west 71.28 feet to a stone; thence south 25 degrees 30 minutes west 704.4 feet to an iron pin; thence south 5 degrees 30 minutes west 151.5 feet to a point in the center of a county road; thence with the center of said county road the following courses and distances; North 69 degrees 03 minutes west 365 feet to a bend; north 49 degrees 35 minutes west 126.5 feet to a bend; north 4 degrees 29 minutes west 62 feet to a bend; north 10 degrees 09 minutes east 600 feet to a bend; north 10 degrees 32 minutes west 100 feet to a bend; north 49 degrees 58 minutes west 121.8 feet to a bend; north 61 degrees 24 minutes west 500 feet to the point of beginning.

The above described tract of land is a portion of the tract conveyed to J. E. Baskin by deed of Ruby Lee Jones, dated September 14, 1946, and recorded in the R. M. C. Office for Greenville County, South Carolina in deed book 299, page 76.

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being about three (3) miles north of the Town of Simpsonville, in Austin Township, County of Greenville, State of South Carolina, containing 36.92 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwest side of the Neely Ferry Road at corner of property now or formerly of Mrs. W. A. Brook and running thence along the line of road, north 60-3/4 degrees west 16.00 chains to a point on the east side of a new county road; thence along said road, south 29-1/2 degrees west 10.15 chains to a stone on property of J. E. Baskin; thence along the line of Baskin, south 32-1/2 degrees east 19.16 chains to a fence post (now a stone) at corner of land now or formerly of E. L. Chiles; thence along the line of Chiles, south 44-1/2 degrees east 9.14 chains to a corner of land now or formerly of S. A. Curry; thence along the line of Curry, north 21-1/2 degrees east 14.68 chains to a point on the southwest side of Neely Ferry Road; thence along the southwest side of Neely Ferry Road, north 16-3/4 degrees west 10.41 chains to the beginning corner. Being bound on the northeast of the Neely Ferry Road and Mrs. W. A. Brook; on the northwest by a new county road; on the southwest by E. L. Baskin and E. L. Chiles on the southwest by S. A. Curry.

For Satisfaction see R. M. C. Book 852 Page 48

SIGNATURE AND CAPTION OF WITNESS
13 DAY OF March 1954
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AS WITNESSED by me, on 22/4/54