

MORTGAGE OF REAL ESTATE—~~Office of Loge, Elliott & Arnold, Attorneys at Law, Greenville, S. C.~~

FEB 21 8 55 AM 1959

OLIVER WORTH

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Martin F. Baker and Wilma P. Baker
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **Bank of Travelers Rest,**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seventy-Five Hundred and No/100**

DOLLARS (\$7500.00),

with interest thereon from date at the rate of **six** per centum per annum, said principal and interest to be repaid: **On or before one year after date, with interest thereon from date at the rate of six per cent, per annum, to be computed and paid annually in advance.**

Since

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Bates Township, on the Eastern side of U. S. Highway No. 276, sometimes called Cleveland Avenue, in the Town of Marietta, being a portion of Block 2 as shown on plat of property of J. Norwood and Estate of R. Mays Cleveland made by W. M. Rast in December 1927, recorded in Plat Book BB at Pages 62-63, and also shown as lot 3 on a plat made by C. O. Riddle in May 1954, and described as follows:

BEGINNING at a stake at the northeast corner of U. S. Highway 276 and Ellen Street, and running thence with the northern side of Ellen Street, S. 63-40 E. 150.4 feet to a stake; thence N. 22-20 E. 110.47 feet to a stake at corner of lot # 2; thence with the line of said lot, N. 67-40 W. 150 feet to a stake on U. S. Highway # 276; thence with the Eastern side of said Highway, S. 22-20 W. 100 feet to the beginning corner.

Being the same property conveyed to the mortgagors by deed recorded in Deed Book 501 at Page 262.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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