

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

JUL 19 1 15 PM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

David Baker and Lee J. Baker, hereinafter called the Mortgagor, in the State aforesaid send greetings:

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of Thirty-five Thousand and no/100 (\$35,000.00) (\$) Dollars, for money loaned as evidenced by promissory note dated this day and maturing as follows: Loan for \$35,000.00 payable over a period of 15 years in monthly installments of \$295.40, including interest at 6% and principal; \$295.40 on August 12, 1961, \$295.40 on September 12, 1961, and \$295.40 on the 12th day of each month thereafter, up to and including the 12th day of June, 1976, each of said monthly installments being applied first to the payment of interest then accrued at the rate specified on the unpaid balance of said principal sum, and the remainder of said monthly installment being thereafter applied to the reduction of the principal balance then remaining due, and on the 12th day of July, 1976 the entire unpaid balance of said principal sum, together with all accrued interest, shall be due and payable.

with interest thereon until paid at 6 per cent. per annum from date on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable monthly annually, both principal and interest being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced, to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, 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 said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, at the northern corner of the intersection of Grove Road (U. S. Hwy. #29), and Butternut Drive, and being known and designated as a part of Lot No. 1 of the subdivision known as Chestnut Hills, as shown on a plat of said property recorded in the R.M.C. Office for Greenville County in Plat Book GG, page 35, and to a more recent plat of property of David Baker and Lee J. Baker prepared by R. K. Campbell, R. S., dated May 9, 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book VV, page 116, and being more particularly described with reference to said plat as follows:

BEGINNING at an iron pin on the northwestern side of Grove Road, which iron pin is N. 25-14 E. 125 feet from the point at which the North western side of said road and the northeastern side of Butternut Drive would intersect if the same were extended in a straight line, and running thence N. 64-46 W. 100 feet to an iron pin; thence S. 25-14 W. 125 feet to an iron pin on the northeast side of Butternut Drive; thence with said Drive, S. 64-46 E. 75 feet to an iron pin; thence around the curve at said intersection, N. 70-14 E. 35.35 feet to an iron pin; thence N. 25-14 E. 100 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of The Pure Oil Company dated November 15, 1960, and recorded on January 31, 1961, in the office of the R.M.C. for Greenville County in Deed Book 667, at page 153.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.