

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DAVID BAKER AND LEE J. BAKER

FEB 2 12 51 PM 1962

hereinafter called

the Mortgagor, in the State aforesaid send greetings:

OLLIE J. SWORTH

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 Ninety Thousand and No/100ths----- (\$ 90,000.00 ) Dollars, for money loaned as evidenced by promissory note dated this day and maturing as follows:

\$747.90 on March 1, 1962,

\$747.90 on April 1, 1962, and

\$747.90 on the 1st day of each month thereafter, up to and including the 1st day of January, 1977, 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 1st day of February, 1977, the entire unpaid balance of said principal sum, together with all accrued interest, shall be due and payable,

with interest thereon until paid at  $5 \frac{3}{4}$  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 situate, lying and being on the Eastern side of North Main Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineering Service, dated April 19, 1961, entitled "Property of David Baker and Lee J. Baker", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book VV at page 87, and also according to a revision of the aforesaid plat, dated January 10, 1962, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of North Main Street, which iron pin is located 246.2 feet in a Northeasterly direction from the Northeastern corner of the intersection of North Main Street and East Park Avenue, and running thence S. 78-12 E. 212.8 feet to an iron pin on the Western side of an 18 foot alley; thence with the Western side of said alley N. 17-15 E. 101.5 feet to an iron pin; thence N. 79-05 W. 212 feet to an iron pin on the Eastern side of North Main Street; thence with the Eastern side of North Main Street S. 17-48 W. 98.3 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Emily B. Taylor and Eugene W. Beacham, dated April 27, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 672 at page 474.

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.