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STATE OF SOUTH CAROLINA } NORTH. } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } S. C. }

To All Whom These Presents May Concern:

Whereas: John E. Baskin and Ruby H. Baskin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, South Carolina,

(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 Six Thousand and no/100

-----Dollars (\$ 6,000.00) due and payable
one year from date,

with interest thereon from date at the rate of SIX per centum per annum to be paid: quarterly

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, Austin Township, having 48 acres, more or less, being shown as the property of J. E. Baskin as shown by plat thereof dated February 23, 1962, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in center of county road and running thence along property now or formerly Thompson, N 5-30 E, 151.5 feet to a point; thence N 25-30 E, 785.4 feet to a point; thence S 73-00 E, 71.3 feet to a post oak; thence N 22-30 E, 937.3 feet to a point in center of Creek in line of property now or formerly of Allen; thence with the center line of creek, the chord of which is the following metes and bounds, N 52-46 W, 103.5 feet; N 85-27 W, 141.6 feet; N 32-51 W, 94 feet; N 62-01 W, 91.5 feet; N 50-51 W, 224 feet; N 25-40 W, 72.2 feet; N 31-17 W, 300 feet; N 24-39 W, 136.6 feet; N 67-40 W, 116.3 feet; N 12-55 W, 125.2 feet; N 24-22 W, 172 feet; N 40-28 W, 152.3 feet; N 32-39 W, 147.6 feet; N 43-14 W, 124 feet to a point in the center line of Standing Springs Road; thence with the center line of said Standing Springs Road in a southwesterly direction, 499.3 feet; thence S 15-45 W, 169.6 feet; thence S 7-45 E, 363 feet; thence N 61-30 W, 98 feet; to a point on the eastern side of Standing Springs Road; thence with said Standing Springs Road 453.5 feet in a southwesterly direction to a point in the center line of said Standing Springs Road; thence leaving said road, S 73-42 E, 615.2 feet; thence S 11-57 W, 350 feet to a point; thence S 12-27 W, 600 feet to a point in center line of said county road; thence with center line of said county road the following courses and distances: S 10-32 E, 100 feet, S 10-09 W, 600 feet, S 4-29 E, 62 feet, S 49-35 E, 126.5 feet; thence S 69-03 E, 365 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and Satisfied in Full this

the 30 day of June 1962

THE PEOPLE'S NATIONAL BANK

Elizabeth D. Hughes
Gladys H. Huff
Pls. Gasmer