

AUG 20 12 03 PM 1963

First Mortgage on Real Estate

MORTGAGE

930 516

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

T. E. Baldwin and Jamie Burns Baldwin
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 Three Thousand Five Hundred and no/100----- DOLLARS (\$ 3,500.00-----), with interest thereon from date at the rate of Six and one-fourth per centum per annum, said principal and interest to be repaid in monthly instalments of ----- Thirty-nine and no/100----- Dollars (\$ 39.00----) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

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 purpose, including advances made by the Mortgagee on other or no security:

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 Austin Township, on both sides, of Green Lake Road and containing approximately 23 acres, more or less, and according to a survey of property of Jamie Burns Baldwin recorded in Plat Book CCC at Page 143 being described as follows:

BEGINNING at an iron pin on the Southern side of Green Lake Road at the corner of property conveyed to Griffith and running thence crossing said road, N. 13-30 W. 1114.4 feet to a red oak; thence N. 54-30 E. 555.5 feet to a stake; thence N. 20-45 W. 213 feet to a water oak near branch; thence with the branch as the line, the traverse of which is S. 87-30 W. 288 feet to a stake; thence S. 49 W. 321 feet to a bend in gully; thence S. 12 W. 229 feet to a bend in gully; thence S. 16 W. 179 feet to a stake on gully; thence S. 52-00 W. 280.9 feet to an iron pin; thence S. 70-13 W. 216.5 feet to an iron pin, corner of property conveyed to McGaha; thence with the line of said property, S. 32-59 E. 120.2 feet to an iron pin; thence S. 64-00 W. 181.5 feet to an iron pin on a road; thence with the Eastern side of said road, S. 32-00 E. 592.4 feet to an iron pin; thence continuing with said road and crossing Green Lake Road, S. 34-27 E. 633.6 feet to an iron pin; thence N. 42-15 E. 426 feet to an iron pin, corner of the Griffith property; thence with line of said property, N. 26-23 W. 203 feet to an iron pin on the Southern side of Green Lake Road; thence with the Southern side of Green Lake Road, N. 85-28 E. 152 feet to the beginning corner.

Less, However, the lot shown as lot B containing .42 acres conveyed to Farley by deed recorded in Deed Book 717 at Page 106.

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.

First Mortgage Release to this Mortgage on R. E. M. Book 1136 page 101.