

MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE BOOK 958 PAGE 533
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CARL BAKER AND SYBIL B. BAKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto D & W MANUFACTURING CO. its Successors and Assigns

(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

in equal annual payments of \$1,000.00 each on principal until paid in full

with interest thereon from date at the rate of five (5%) per centum per annum, to be paid annually

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, City of Greenville, at the intersection of Winterberry Court and Skyview Drive, being a portion of Lots 10 and 11 as shown on plat of property of Tully P. Babb, prepared by Dalton & Neves, Engineers, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, and having according to a recent survey entitled "Property of Carl Baker and Sybil B. Baker" prepared by Dalton & Neves, in May, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Skyview Drive, at the corner of other property of the grantor; running thence along the south side of Skyview Drive, S. 83-10 W. 75 feet to an iron pin; thence along a curving course (the chord of which is S. 38-10 W.) 35.3 feet to an iron pin on the west side of Winterberry Court; thence with the line of said street, S. 6-50 E. 195 feet to an iron pin in the line of Lot 11; thence N. 83-10 E. 100 feet to an iron pin; thence along line of other property of the grantor, N. 6-50 W. 220 feet to point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

For Satisfaction see R. E. M. Book 1007 Page 524

SATISFIED AND CANCELLED OF RECORD
14 DAY OF Sept. 1965
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:15 O'CLOCK P. M. NO. 8413

*Paid in full June, 4/66
D & W mfg.
R. G. Wilson Pres.*

SATISFIED AND CANCELLED OF RECORD
8 DAY OF June 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:55 O'CLOCK A. M. NO. 34901