

STATE OF SOUTH CAROLINA
COUNTY OF

OCT 12 9 49 AM 1966

BOOK 1042 PAGE 481

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Theron R. Baker and Dorothy M. Baker

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. Mattox and Wilson M. Dillard

(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 TWO THOUSAND FORTY FOUR AND 38/100THS - - - - Dollars (\$ 2,044.38) due and payable in monthly installments of \$40.35 each commencing on the 7th day of November, 1966, and a like amount on the 7th day of each month thereafter until paid in full, said amount to be applied first to interest, balance to principal

with interest thereon from date at the rate of 6-3/4% per centum per annum, to be paid: monthly

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, shown and designated as Lot 17 Carlton Drive on a plat of Pine Valley Estates, Section I, by Dalton & Neves, Engineers, dated February, 1960, said plat being recorded in the RMC Office for Greenville County in Plat Book MM at page 138 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Carlton Drive at the joint front corner of Lots 16 and 17 and running thence N. 28-44 E. 140 feet to an iron pin; thence N. 60-17 W. 100 feet to an iron pin; thence S. 28-44 W. 141.7 feet to an iron pin on the northern side of Carlton Drive; thence along Carlton Drive, S. 61-16 E. 100 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.

Paid and satisfied in full this 4th day of April 1967.

*Wilson M. Dillard
C. S. Mattox*

*witnesses - J. M. Shoemaker Jr.
Lobby Lynn*

SATISFIED AND CANCELED OF RECORD

4 DAY OF *April* 19*67*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *10:54* O'CLOCK *A.* M. NO. *23867*