

FILED
GREENVILLE CO. S. C.

APR 11 4 53 PM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1122 PAGE 189

The State of South Carolina,
COUNTY OF Greenville

To All Whom These Presents May Concern: I, FURMAN BAKER

SEND GREETING:

Whereas, I, the said Furman Baker

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to THE PEOPLES NATIONAL BANK, Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Sixteen Thousand Five Hundred and

and No/100----- DOLLARS (\$16,500.00), to be paid as follows: the sum of \$160.00 to be paid on the 1st day of May, 1969, and the sum of \$160.00 to be paid on the 1st day of each month of each year thereafter until paid in full

with interest thereon from date

at the rate of Seven (7%)----- percentum per annum, to be computed and paid monthly until paid in full, all interest not paid when due to bear

interest at the same rate as principal. with the provision that the interest rate may be increased

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The Peoples National Bank, Greenville, S. C., its Successors and Assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Augusta Road (also known as U. S. Highway No. 25) and on the Southwest side of East Fairfield Road, near Tract No. 4 on Plat of Property of Ladson A. Mills, made by Dalton & Neves, Engineers, August 1925, and having, according to a recent survey made by Dalton & Neves, August 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Augusta Road, said pin being where the Southwest side of the right of way of Augusta Road intersects with the Southwest side of East Fairfield Road; and running thence along the Northwest edge of the right of way of Augusta Road, S 44-34 W, 150 feet to an iron pin; thence along the line of property now or formerly of Cecile E. Ashmore, N 52-0 W, 150 feet to an iron pin; thence continuing along line of property now or formerly of Cecile E. Ashmore, N 44-34 E, 150 feet to an iron pin on the Southwest side of East Fairfield Road; thence along the Southwest side of the right of way of East Fairfield Road, S 52-0 E, 150 feet to the beginning corner.