

MORTGAGE OF REAL ESTATE - Office of JACK I. BLANKINS, Attorney at Law, Greenville, S. C.

BOOK 1127 PAGE 571

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
JUN 5 10 05 AM '69  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID BAKER and LEE J. BAKER, jointly and severally

(hereinafter referred to as Mortgagor) is well and truly indebted unto ARTHUR COTTINGHAM, JR., MARCHANT C. COTTINGHAM, WALTER L. COTTINGHAM, and MARY C. NEWKIRK

(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 Fifty Thousand and no/100-----

-----Dollars (\$ 50,000.00 ) due and payable in equal monthly installments of \$449.50, which amount includes principal and interest at the rate of seven (7%) percent per year, payments applied first to interest and the balance to principal, beginning July 1, 1969 and continuing on the first day of each month thereafter up to and including June 1, 1974, and the outstanding principal balance shall be due and payable on July 1, 1974 with interest thereon from ~~20%~~ at the rate of 7% per centum per annum, to be paid annually maturity

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, and according to a plat prepared by Carolina Engineers and Surveying Company on May 26, 1969, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4B, at Page 73, has the following courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of North Main Street and running thence, S 18-30 W 99.0 feet to an iron pin; thence, N 71-36 W 225.1 feet to an iron pin; thence, N 71-23 W 255.8 feet to a point on the Eastern side of Townes Street; thence with the Eastern side of Townes Street, N 20-12 E 101.0 feet to an iron pin; thence, S 71-19 E 202.4 feet to an iron pin; thence, S 71-12 E 275.5 feet to, an iron pin, the point of beginning.

This is a purchase money mortgage, given to secure the balance due on the purchase price of the above property.

The mortgagors shall have the right to remove any improvements located on the property without permission of the mortgagees.

Interest hereon begins as of June 5, 1969.

The privilege of prepaying the balance due hereon in full upon sixty (60) days' notice is reserved.

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.