

The State of South Carolina,
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

Oct 1 - 10 16 AM '69

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, we, the said MICHAEL JOHN BALDAUFF AND BETTY W. BALDAUFF hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, will and truly indebted to FIRST PIEDMONT BANK AND TRUST COMPANY, Inc., Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Seven Hundred Three and 84/100-----DOLLARS (\$ 2,703.84), to be paid as follows; The sum of \$225.32 to be paid on the first day of November, 1969 and the sum of \$225.32 to be paid on the first day of each month thereafter up to and including the first day of September, 1970 and the balance then remaining to be paid on the first day of October, 1970.

, with interest thereon from maturity at the rate of seven (7%) monthly percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

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 we, 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 US, 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 FIRST PIEDMONT BANK AND TRUST Company, Greenville, S. C., Its Successors and Assigns, Forever:

ALL that lot of land situate on the Southeast side of Huntington Road near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 45 on Plat of Knollwood Heights made by Piedmont Engineering Service, October, 1958, revised January, 1963, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, Page 152, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Huntington Road at the joint front corner of Lots 44 and 45 and runs thence along the line of Lot 44, S. 59-0 E. 215 feet to an iron pin; thence S. 37-33 W. 173 feet to an iron pin; thence with the line of Lot 46, N. 61-26 W. 190 feet to an iron pin on the Southeast side of Huntington Road; thence along Huntington Road, N. 29-15 E. 180 feet to the beginning corner.

This is the same property conveyed to us by deed of Eleanor H. Bishop of even date to be recorded.

*State of South Carolina
County of Greenville*

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