

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 4138 PAGE 449
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Stella T. Baumhauer,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Peoples National Bank, Simpsonville, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of **Nine Hundred Fifty-seven and 06/100--**
Dollars (\$ 957.06) due and payable

In Eighteen (18) Monthly installments of Fifty-three and 17/100--
(\$53.17) starting July 10, 1969.

with interest thereon from date at the rate of **7%** per centum per annum, to be paid: **In Advance**

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 Mortgagee 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 Mortgagee 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, in the Town of Mauldin, being lot No.
4 on a plat of the property of George W. and Christine B. Thompson, recorded
in Plat Book VV, at page 123, and having, according to recent survey by C. O.
Riddle dated October 26, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of East Butler Avenue on the
line of Lot 5, said pin being 3.3 feet N. 42-40 E. from the center of a five-
foot sidewalk, and running thence along Lot 5, N. 42-40 W. 141.9 feet to an
iron pin on the line of Lot No. 2; thence along the line of Lot 2, N. 48-11 E. 80
feet to an iron pin on H. C. Taylor; thence with the line of Taylor, S. 32-19 E.
140.3 feet to an iron pin located 3.8 feet from the center of said five-foot
sidewalk; thence S. 44-38 W. 54.75 feet to the point of beginning. This
description varies slightly from that shown on the recorded plat due to the
fact that the more recent description excludes the public sidewalk running along
the Northern side of East Butler Avenue. However, it is the Grantor's intent
to convey all her interest in Lot 4 as shown on said recorded plat except any
portion taken for street and sidewalk purposes."

This is a portion of the property conveyed to me by deed recorded in
Deed Book 620, at page 329.

This lot is subject to a ten-foot right of way for ingress and egress
as conveyed in Deed Book 742, at page 367 along the eastern boundary
hereof.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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 Mortgagee 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.