

MORTGAGE OF REAL ESTATE—Office of **W. B. & PYLE**, Attorneys at Law, Greenville, S. C. T-1714
GREENVILLE CO. S. C. BOOK 1154 PAGE 485

STATE OF SOUTH CAROLINA
COUNTY OF Greenville MAY 8 11 26 AM '70 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, **DAVID BAKER** and **LEE J. BAKER**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **M. T. CLARK**

(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 **Eighty Eight Hundred Seventy Five and no/100** -----

Dollars (\$ 8875.00) due and payable

\$179.97 per month beginning thirty days from date and a like amount each month thereafter until paid in full, the entire balance due and payable on or before five years from date, payments to apply first to interest and balance to principal with mortgagors reserving the right of anticipating the entire balance thereof at any time, without penalty.

with interest thereon from date at the rate of **8%** 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, City of Greenville, on the westerly side of Rowley Street, and being known as the southern one-half of lot 36 on a plat of Stone Land Company recorded in the RMC Office for Greenville County in Plat Book "A", Page 339, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Rowley Street at the corner of lot 38 and running thence with said street N. 20-19 E., 52.5 feet to an iron pin; thence N. 69-29 W., 210 feet to an iron pin on the easterly side of an alley; thence with said alley, S. 20-19 W., 52.5 feet to an iron pin; thence S. 69-29 E., 210 feet to the point of beginning.

It is understood and agreed that upon payment of one-half of the principal sum of the note secured by this mortgage, mortgagor shall have the right to demolish any and all improvements situate on the property hereinabove described.

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