

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James and Mary Baylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gladys Stansell Gilmer

(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 One Thousand, Seven Hundred and no/100----- Dollars (\$ 1,700.00) due and payable in monthly installments of \$40.00 each, the first such installment to be due on the 1st day of January, 1971, with no interest.

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 lot of land at the southwestern corner of Casey Street Extension and Jenkins Alley in Greenville Township, City of Greenville, South Carolina and having the following metes and bounds, to-wit:~~

ALL that lot of land at the southwestern corner of Casey Street Extension and Jenkins Alley in Greenville Township, City of Greenville, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Casey Street Extention with Jenkins Alley, and running thence along Casey Street Extension 40 feet more or less, to a stake at the joint front corner of other property, now or formerly belonging to the grantor; thence along the joint line of the subject lot with other property now or formerly belonging to the grantor in a westerly direction 75 feet to a stake; thence in a northerly direction 40 feet, more or less, to a stake on Jenkins Alley; thence along the edge of Jenkins Alley in an easterly direction to the beginning corner.

This property was devised to the Mortgagee by W. H. Goodlett by Will recorded in the Probate Court for Greenville County in Apt. 446, File 9, and deeded to the mortgagors by the mortgagee by deed of even date.

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.