

FILED

MORTGAGE OF REAL ESTATE GREENVILLE, S. C. by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } OLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

Whereas: Lillian S. Baldwin and Jane B. Ketcham

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, South Carolina

(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 -----NINE THOUSAND and NO/100-----

Dollars (\$ 9,000.00) due and payable

in monthly installments of \$86.01, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight per centum per annum to be paid:

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, being shown on plat entitled Property of W. Virgil Baldwin, prepared by C. O. Riddle, dated September, 1956, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in center of Standing Springs Road which point is located S. 64-49 E. 20.2 feet from iron pin to the northwesterly edge of said road and running thence N. 64-49 W. 979.3 feet to an old iron pin; thence S. 48-40 W. 310.8 feet to an iron pin; thence N. 50-00 W. 264 feet to a maple; thence N. 52-00 W. 540 feet to an iron pin in Stoney Creek; thence with Stoney Creek the meanders of which are: N. 1-30 E. 124.5 feet to a point; thence N. 31-45 E. 175 feet to a point; thence N. 17-10 E. 312.5 feet to a point; thence N. 4-20 E. 100 feet to a point; thence N. 27-00 E. 195.4 feet to a point; thence N. 53-35 E. 125 feet to a point; thence N. 5 E. 35.6 feet to an iron pin; thence leaving said creek and running S. 85-08 E. 974 feet to an iron pin; thence S. 4-27 W. 962.3 feet to an iron pin; thence S. 80-26 E. 478.7 feet to an old iron pin; thence S. 24-25 W. 185.9 feet to an old iron pin; thence S. 51-35 E. crossing Standing Springs Road 488.4 feet to an iron pin; thence S. 69-28 E. 805.8 feet to an old iron pin; thence S. 12-46 W. 318.5 feet to an old iron pin; thence N. 73-54 W. 437 feet to an old iron pin; thence N. 73-39 W. 543.7 feet to a point in center of Standing Springs Road passing over iron pin 18 feet back on line; thence with the center of Standing Springs Road N. 23-46 E. 234.9 feet to the beginning corner.

This property is a portion of the property owned by William Virgil Baldwin who died intestate on March 16, 1965, leaving as his sole heirs at law his widow, Lillian S. Baldwin, and his daughter, Jane B. Ketcham, the mortgagors herein.

See Apartment 900, File 16, Probate Court for Greenville County.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

PERSONALLY appeared the undersigned witness and made oath that she saw the within named Lillian S. Baldwin sign, seal and as her act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of May, 1971.

Margaret Sullivan (LS)
Notary Public for South Carolina
My commission expires: 8-12-80

Lillian S. Baldwin

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.