

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 30 11 10 AM '71
GREENVILLE CO. S. C.
OLLIE CARNSWORTH

MORTGAGE OF REAL ESTATE

Whom These Presents May Concern

Whereas: Jerry F. Weathers and Shirley G. Weathers

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

John E. Baskin and Ruby H. Baskin

(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 -----

---Three Thousand Three Hundred and no/100 ----- Dollars (\$3,300.00) due and payable \$50.00 per month for the first year, payments to be applied first to interest and then to principal and \$75.00 per month thereafter, payments to be applied first to interest and then to principal until paid in full. The mortgagors are hereby given the right to anticipate any and all payments at anytime without penalty.

with interest thereon from date at the rate of seven (7%) 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, being located on the Easterly side of Billy Garrett Road, containing 2 acres, more or less, and having, according to plat entitled "Property of John E. Baskin", dated July 1971, prepared by C. O. Riddle, the following metes and bounds, to wit:

BEGINNING at a point located S. 34-34 E., 54.8 feet from iron pin on the Southeasterly side of said proposed road and running thence S. 34-34 E., 324 feet to an iron pin; thence along property of Sharon S. 25-50 W., 280 feet to an iron pin; thence along property of Dunn N. 53-48 W., 250 feet to an iron pin; thence along line of tract above referred to N. 20-39 E., 396.7 feet to the beginning corner.

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.