

SEP 22 9 36 AM '71

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, Jack Baldwin and Joyce G. Baldwin

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. L. Griffith and Louise W. Griffith

(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 Seven Thousand, Eight Hundred Sixty-Three and 00/100 Dollars (\$ 7,863.00) due and payable

at the rate of One Hundred and 00/100 (\$100.00) Dollars per month, beginning thirty (30) days from date and continuing on the like day of each month thereafter until paid in full, with payment first to interest and balance to principal, with interest thereon from date at the rate of 6-1/2 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, Northwest of William Road, and shown as 6.143 Acres on a Plat entitled "Parcel of land for Jack and Joyce G. Baldwin" by Hugh J. Martin, dated September 10, 1971, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the line of property of Jimmy Burns and running thence with other land of the said J. L. Griffith and Louise W. Griffith, S. 14-48 W., 335.23 ft. to an iron post; thence still with property of J. L. Griffith and Louise W. Griffith, S. 85-14 W., 869.26 ft. to an iron pin near a stream; thence along the stream, as the line, the following cords: N. 46-01 E., 139.32 ft. and N. 06-27 W., 231.80 ft. to a stone and iron pin on the line of Jimmy Burns; thence with the Burns property, N. 85-30 E., 880.66 ft. to an iron pin at the point of beginning.

ALSO; Right-of-way described in deed to mortgagors.

This is the same property conveyed to the mortgagors by deed of J. L. Griffith and Louise W. Griffith, to be recorded of even date herewith.

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.