

FILED  
GREENVILLE CO. S. C.

OCT 14 3 26 PM '71

OLLIE FARNSWORTH  
R.M.C.

BOOK 1210 PAGE 132

**Fountain Inn Federal Savings & Loan Association**

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} ss:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George W. Baker

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Twelve Thousand and 00/100 -----

DOLLARS (\$ 12,000.00.....), with interest thereon from date at the rate of Seven & Three-Quarters per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

October 1, 1991

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, in or near the City of Greenville, being known and designated as Lot No. 3, Block M, Section 6, of East Highlands Estates, recorded in Plat Book O, Page 108, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northerly side of Wiuka Avenue, joint front corner of lots 2 and 3 and running thence with the line of Lot 2, N. 18-02 E., 170.5 ft. to an iron pin on the Southerly side of a 5 ft. strip reserved for utilities; thence with said 5 ft. strip, N. 74-45 W., 75 ft. to an iron pin at the corner of lot 4; thence with the line of lot 4, S. 18-02 W., 170.4 ft. to an iron pin on the Northerly side of Wiuka Avenue; thence with the edge of said Avenue, S. 74-40 E., 75 ft. to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Guy Robbins, et. al, recorded in Deed Book 504, Page 293, R.M.C. Office for Greenville County.