

FILED
GREENVILLE CO. S. C.
OCT 14 3 26 PM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1210 PAGE 135

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF _____ } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George W. Baker and Texas F. 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 Thirty-One Thousand, Five Hundred and 00/100 -----

DOLLARS (\$ 31,500.00), 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 the Town of Simpsonville, being known and designated as Lots 69 and 70 on a Plat of Forest Park, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book EE, Pages 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Forest Park Drive, at the joint front corner of lots 68 and 69 and running thence with the line of Lot 68, S. 41-30 E., 201.3 ft. to an iron pin near a branch; thence S. 71-38 W., 23 ft. to an iron pin; thence S. 19-35 W., 226.8 ft. to an iron pin on the line of lot 73; thence along Lot 73, N. 71-29 W., 71.1 ft. to an iron pin on the Easterly edge of Terrace Circle; thence along said Circle, N. 12-51 W., 85 ft. to an iron pin; thence continuing with said Circle, N. 23-25 W., 85 ft. to an iron pin; thence N. 36-08 W., 65 ft. to an iron pin at the intersection of Terrace Circle and Forest Park Drive; thence with the curve of said intersection, the chord of which is N. 6-12 E., 29.7 ft. to an iron pin on the South-easterly edge of Forest Park Drive; thence with the edge of Forest Park Drive, N. 48-30 E., 160 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of M. S. Lowry, Jr., to be recorded of even date herewith.