

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE: CO. S. C.  
MORTGAGE OF REAL ESTATE

BOOK 1220 PAGE 339

JAN 26 2 43 PM '72  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, Donald E. Baltz

(hereinafter referred to as Mortgagor) is well and truly indebted unto George L. Thomason, Mildred Thomason, and Elma T. Culbertson

(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

EIGHTY-FOUR THOUSAND TWO HUNDRED TWENTY \_\_\_\_\_ Dollars (\$84,220.00) due and payable in six annual equal installments beginning January 25, 1973

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, containing 24.87 acres as shown on plat made by C. O. Riddle, R.L.S. January 19, 1972 entitled "Property of Donald E. Baltz" and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at a pin in the interesection of Brooks Road & Adams Mill Road; thence N. 81-22 W. 30.7 feet to the northwest side of said roads; thence N. 83-55 W. 226.6 feet to an iron pin; thence N. 18-27 E. 512.9 feet to an iron pin; thence N. 43-30 W. 364.1 feet to an iron pin; thence N. 46-30 E. 42 feet to an iron pin; thence N. 37-20 W. 322.7 feet to an iron pin in line of Lot of Childress property; thence with the line of said property, S. 64-27 W. 189 feet to an iron pin; thence N. 60-16 W. 204.7 feet to an iron pin in line of David Hugh Cox property; thence with the line of said property S. 20-19 W. 628.6 feet to an iron pin; thence S. 20-24 W. 235.2 feet to a stone; thence S. 38-00 E. 55.4 feet to an iron pin; thence N. 18-47 E. 99.9 feet to an iron pin; thence with the line of the property of Marva Lee Putman, S. 50-07 E. 1,277.2 feet to an iron pin on the northwest side of Brooks Road; thence continuing S. 50-07 E. 25 feet to a pin in the center of Brooks Mill Road; thence with the center of said road N. 35-47 E. 159.85 feet; thence N. 39-53 E. 100 feet; thence N. 44-08 E. 400 feet to the beginning corner.

ALSO: All that tract of land in the county of Greenville, state of South Carolina, containing 18 acres as shown on plat made by C.O. Riddle, R.L.S. January 19, 1972 entitled "Property of Donald E. Baltz" and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin in the center of Brooks Road, corner of property of Nettie L. Thomason; thence with the center of said road S. 57-28 W. 320.2 feet to a pin; thence S. 55-41 W. 300 feet to a pin; thence S. 58-11 W. 100 feet to a pin; thence S. 60-49 W. 100 feet to a pin; thence S. 56-45 W. 100 feet to an iron pin; thence S. 46-38 W. 100 feet to a pin; thence continuing with the center of said road S. 43-00 W. 54.8 feet to a pin; thence turning N. 18-27 W. 590 feet to an iron pin; thence N. 37-30 W. 120 feet to an iron pin; thence N. 35-30 W. 126 feet to an iron pin; thence N. 45-04 W. 50.95 feet to an iron pin; thence N. 35-55 W. 235 feet to a point in a branch; thence with said branch as the line the traverse line of which is N. 80-29 E. 59.6 feet to a point; thence N. 72-58 E. 171.3 feet to a point; thence N. 89-35 E. 276.9 feet to a point; thence N. 80-29 E. 216.5 feet to a point; thence N. 41-49 E. 64 feet to a point; thence S. 65-50 E. 72.1 feet to a point; thence N. 57-45 E. 104.3 feet to an iron pin in line of Mary B. Morris property; thence with the line of said property S. 39-56 E. 220.3 feet to an iron pin; thence with the line of property of Nettie Louise Thomason S. 39-25 E. 507.1 feet to a point in the center of Brooks Road, the point of beginning.

IT IS UNDERSTOOD that the mortgagor will subdivide the within described tract of land into residential building lots, and the mortgagees agree to release said lots from the lien of this mortgage upon payment of a corresponding percentage of the balance due on the mortgage to the acreage released.

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 encumbe, 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.

For Release 3-4-3 Order, see R.E.M. Book 1332 page 859

For Release of Part of Land see R.E.M. Book 1297 pg. 797  
For Release 7-13 Order, see R.E.M. Book 1295 page 58

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FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1220 PAGE 339