

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & McKay Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

BOOK 1236 PAGE 378

The State of South Carolina,  
COUNTY OF GREENVILLE

JUN 7 11 25 AM '72  
OLLIE FARNSWORTH  
R.M.C.

To All Whom These Presents May Concern: Robert A. Baldree and  
Marianne W. Baldree SEND GREETING:

Whereas, we, the said Robert A. Baldree and Marianne W. Baldree  
hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents,  
are well and truly indebted to William F. Shivers, Sr. and Carolyn H. Shivers

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Five Hundred and No/100  
-----DOLLARS (\$2,500.00--), to be paid  
one (1) year from date

, with interest thereon from date  
at the rate of six (6%) ----- percentum per annum, to be computed and paid  
at maturity until paid in full; all interest not paid when due to bear  
interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said William F. Shivers, Sr. and Carolyn H. Shivers, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina on the northwest side of Kenilworth Drive being known and designated as Lot 126 and a portion of Lot 127 of Wellington Green, Section Three, which plat is recorded in the RMC Office for Greenville, S. C. in Plat Book YY, Page 116 and having, according to a more recent plat entitled "Survey of Lot 126 and a portion of Lot 127", recorded in the RMC Office for Greenville, S. C. in Plat Book 4-L, Page 137, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Kenilworth Drive at the joint corner of Lots 125 and 126 and runs thence along the line of Lot 125 N. 36-00 W. 285.3 feet to an iron pin in the center of a creek; thence along the center of said creek, the traverse line being N. 49-49 E. 105.7 feet to an iron pin in the center of said creek at the joint rear corner of Lots 126 and 127; thence continuing along the center line of said creek, the traverse line being N. 79-46 E. 45.7 feet to an iron pin in the center of said creek; thence with a new line through Lot 127 S. 31-40 E. 279.8 feet to an iron pin on the northwest side of Kenilworth Drive; thence along Kenilworth Drive S. 56-25 W. 75.5 feet to an iron pin; thence continuing along Kenilworth Drive S. 56-55 W. 50 feet to the beginning corner.