

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.

BOOK 1253 PAGE 09

MORTGAGE OF REAL ESTATE

OCT 11 3 54 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, Harold C. Baker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter L. Bayne and Hazel P. Bayne

(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 Three Thousand Nine Hundred and no/100--

--- Dollars (\$ 3,900.00 ) due and payable  
\$50.00 on September 1, 1972, and \$50.00 on the first of each month thereafter  
until paid in full

with interest thereon ~~accruing~~ at the rate of Seven per centum per annum, to be ~~paid~~ computed and paid  
monthly commencing January 1, 1973

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, on Forestville Road, as shown on plat prepared by Webb Surveying and Mapping Company on April 18, 1972, said plat recorded in the R. M. C. Office for Greenville County in Plat Book SSS at page 566, less however, a one acre tract of land out of the above described property described as follows:

BEGINNING at a point on Forestville Road which point is 185 feet, more or less, from the northwestern corner of the above described property and running thence along Forestville Road N. 58-57 W. 135 feet to a point; thence S. 33-29 E. 340 feet, more or less, to a point; thence S. 66-36 W. 135 feet to a point; thence N. 33-29 W. 320 feet, more or less, to the point of beginning.

Together with all and singular rights, members, hereditaments, 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.