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FIRST MORTGAGE ON REAL ESTATE

ELIZABETH RIDDLE  
R.M.C.  
MORTGAGE

5116  
BOOK 1254 PAGE 399

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jerry D. and Susan T. Baughman

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

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 twenty-four thousand and no/100 DOLLARS (\$ 24, 000. 00 ), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

January 1, 1998 <sup>25<sup>th</sup></sup> 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;

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, Austin Township, on the West side of the East Georgia Road, containing 5 acres, more or less, and designated as Tract No. 3 on a plat prepared by C. O. Riddle, Surveyor, in August, 1971, entitled "Property of Renzie L. Cooper, Greenville County, South Carolina," and having according to said plat the following courses and distances, to-wit:

BEGINNING at a point in the center of the said East Georgia Road, joint corner with Tract No. 2, running thence with the joint line of said Tract No. 2, North 55-05 West crossing an iron pin 21.7 feet in the Western edge of said road from said point a total distance of 1078.7 feet to iron pin in branch, back joint corner with said Tract No. 2; thence with said branch North 36-43 East 204.3 feet to iron pin, back joint corner with Tract No. 4; thence with the joint line of said Lot No. 4 South 55-05 East 1054.5 feet to point in center of said road, crossing an iron pin 26.1 feet in the Western edge of said road before reaching said point, joint front corner with Tract No. 4; thence with center of said road South 26-51 West 15 feet to point; thence South 30-10 West 189.9 feet to beginning; bounded by Tracts No. 2 and 4, East Georgia Road, lands of J. C. Hughes across said branch.

The foregoing land was conveyed to mortgagors by deed of R. L. Cooper, Jr., August 10, 1971, recorded in the RMC Office for said County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.