

FILED
GREENVILLE CO, S. C.

BOOK 1255 PAGE 39

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS
COMPLIED WITH
NO. 27-D
GREENVILLE

JAN 26 3 40 PM '73

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD E. BALTZ

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. WILKINS

(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 Thousand and no/100 _____ Dollars (\$ 20,000.00) due and payable

six months from date

with interest thereon from _____ date _____ at the rate of 8% per centum per annum, to be paid: semi-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 7.13 acres on plat of property of Donald E. Baltz, Mauldin, S. C., made by C. O. Riddle, R.L.S., January 3, 1973, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the Northwest side of Brooks Drive, corner of Section One Brookside Subdivision and running thence N. 18-27 W. 561.55 feet to an iron pin; thence N. 27-30 W. 67.65 feet to an iron pin; thence turning N. 78-11.34 E. 289.32 feet to an iron pin; thence N. 86-00 E. 112 feet to an iron pin; thence N. 88-33.22 E. 112.11 feet to an iron pin; thence S. 54-30 E. 115.53 feet to an iron pin; thence S. 39-47.23 E. 100.34 feet to an iron pin; thence N. 55-41 E. 165 feet to an iron pin; thence S. 39-25 E. 164.79 feet to an iron pin on the Northwest side of Brooks Drive; thence with the Northwest side of said drive as follows: S. 57-33.48 W. 126.05 feet to a point; thence S. 55-41 W. 295 feet to a point; thence S. 58-11 W. 85 feet to a point; thence S. 60-49 W. 100 feet to a point; thence S. 56-45 W. 100 feet to a point; thence continuing S. 45-37 W. 145.5 feet 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 all of 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 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.

SATISFIED AND CANCELLED OF RECORD

16 May 1973
Donnie S. Tankersley
R. M. C. FOR GREENVILLE CO. S. C.
AT 10:16 O'CLOCK A.M. NO. 32813

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 16 PAGE 197