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DORRIS S. THOMAS  
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BOOK 1278 PAGE 380

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Howard E. Baker, Sr. and Ann J. Baker  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 Ten Thousand Eight Hundred and No/100-----

DOLLARS (\$ 10,800.00 ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Greenville Township, on the Southwestern side of Beverly Avenue in a subdivision known as Grove Park and being known as Lots #13 and #14 of Block C as shown on plat of Map of Grove Park prepared by W. J. Riddle, April, 1939, recorded in the Office of the RMC for Greenville County, S. C., in Plat Book J, Pages 68 & 69, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Beverly Avenue at the joint front corner of Lots 14 and 15 of Block C, which point is 53 feet west of the Southwestern corner of the intersection of Beverly Avenue with an unnamed street, shown on said plat, and running thence along the joint line of said lots 14 and 15, S. 36-32 W. 170 feet to an iron pin; thence N. 59-15 W. 50 feet to an iron pin; thence N. 36-32 E. 170 feet to an iron pin on the Southwestern side of Beverly Avenue; thence along the Southwestern side of Beverly Avenue, S. 59-15 E. 50 feet to the point of beginning.