

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
JUL 3 2 54 PM '74  
DONNIE S. TANKERSLEY  
R.M.C.

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID BAKER and LEE J. BAKER, jointly and severally,

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

Southern Bank and Trust Company, Greenville, South Carolina,

(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

Thirty Eight Thousand Five Hundred and no/100 Dollars (\$38,500.00) due and payable

As provided in said Promissory Note

with interest thereon from maturity at the rate of 9% per centum per annum, to be paid: monthly

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, City of Greenville, and according to a plat prepared by Carolina Engineers and Surveying Company on May 26, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4B, at Page 73, has the following courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of North Main Street and running thence, S 18-30 W 99.0 feet to an iron pin; thence, N 71-36 W 225.1 feet to an iron pin; thence, N 71-23 W 255.8 feet to a point on the Eastern side of Townes Street; thence with the Eastern side of Townes Street, N 20-12 E 101.0 feet to an iron pin; thence, S 71-19 E 202.4 feet to an iron pin; thence, S 71-12 E 275.5 feet to an iron pin, 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 Mortgagee 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 Mortgagee 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.

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