

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JUL 17 12 33 PM '74

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1316 PAGE 723

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNY R. BAXTER AND DOLORES P. BAXTER

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

(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 Seven Hundred Fifty and No/100--
-----Dollars (\$ 24,750.00) due and payable

\$200.00 per month commencing August 15, 1974, and \$200.00 on the 15th day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of Six (6%) 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, in Bates Township, and being shown and designated on plat of Property of Johnny R. and Dolores P. Baxter prepared on June 10, 1974, by Carl F. Duncan, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of White Horse Road and being bounded on the east by property of John H. McDaniel; thence with the McDaniel line, S. 61-30 W. 349 feet to an iron pin; thence N. 89-02 W. 492 feet to an iron pin; thence S. 25-45 E. 930 feet to an iron pin; thence S. 64-25 W. 122 feet to an iron pin; thence N. 75-58 W. 1051 feet to an iron pin, joint corner property owned by E. L. & Martha S. Jennings; thence N. 11-42 E. 68.5 feet to an iron pin; thence following the meanderings of a creek with the creek being the line, N. 21-32 E. 478 feet to a point; thence N. 26-45 E. 463 feet to a point; thence N. 33-00 E. 330 feet to a point on the creek; thence N. 66-35 E. 105 feet to a point; thence S. 73-37 E. 130 feet to a point; thence S. 66-24 E. 100 feet to a point; thence S. 71-02 E. 95 feet to an iron pin; thence S. 81-55 E. 432 feet with the common line of Jones to an iron pin; thence with the southwestern edge of White Horse Road, S. 22-58 E. 299 feet to the beginning corner, containing 26.75 acres, more or less.



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

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