

MORTGAGE - INDIVIDUAL FORM JOHN M. DILLARD, P.A., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bruce E. Baker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Doris D. Baker

(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 Three Thousand, Four Hundred Eighty and No/100 -----

----- Dollars (\$ 3,480.00 ) due and payable  
in 24 monthly installments commencing on March 1, 1975 with a payment of \$145.00 and the remaining installments monthly thereafter in the sum of \$145.00 each due and payable on the 1st day of each month thereafter for a total of 24 months, and the aforesaid payments to include principal, plus with interest thereon from date at the rate of ----- per centum per annum, to be paid: add-on interest at the rate of 8% per annum

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 piece, parcel or lot of land in Gantt Township, Greenville County, State of S. C., being known and designated as Lot No. 17 as shown on a plat of property of J. Cleo Roper recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book PP, page 133 and according to a more recent survey made by T. C. Adams and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, the joint front corner of Lots Nos. 17 and 18 on the northeastern side of West Gantt Circle which iron pin is 742.4 feet northwest of Grove Road and running thence with the northeastern side of West Gantt Circle N 66 30 W 85 feet to an iron pin at the joint front corner of Lots Nos. 16 and 17; thence with the line of Lot No. 16 N 23 30 E 175.5 feet to an iron pin at the joint rear corner of Lots Nos. 16 and 17; thence running S 64 24 E 85.6 feet to an iron pin at the joint rear corner of Lots Nos. 17 and 18; thence with the line of Lot No. 18 S 23 30 W 172.2 feet to an iron pin on the northeastern side of West Gantt Circle, the BEGINNING CORNER.



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

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing

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