

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

Sixty Nine Thousand and 00/100----- Dollars (\$ 69,000.00) due and payable

Six (6) months from date

with interest thereon from date at the rate of Nine per centum per annum, to be paid at maturity

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, the Mortgagee's heirs, 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 24.87 acres, on the north-west side of Brooks Road, shown on plat made by C. L. Riddle, RLS, on January 19, 1972, entitled "Property of Donald E. Baltz", and having according to said plat, the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of Brooks Road at the intersection of Adams Mill Road, and runs thence N. 81-22 W. 30.7 feet to an iron pin at the northwest corner of the intersection of Brooks Road and Adams Mill Road; running thence with the line of Lot No. 10 of Section I of Brookside Subdivision, N. 83-52 W. 212.1 feet to an iron pin; thence N. 1-41 W. 62.6 feet to an iron pin; thence N. 18-27 W. 408 feet to an iron pin; thence N. 43-50 W. 314.76 feet; thence N. 46-30 E. 42 feet more or less, to an iron pin; thence, crossing Meadowbrook Drive and with the rear line of Lot No. 18, N. 43-42 W. 160.5 feet to an iron pin; thence with the rear line of Lot No. 19, Section I, N. 39-08 W. 162.6 feet more or less, to an iron pin in the line of Childress property; thence with the line of said property, S. 64-27 W. 189 feet to an iron pin; thence continuing with said property, N. 60-16 W. 204.7 feet to an iron pin in line of Cox property; thence with the line of said property, S. 20-19 W. 628.6 feet to an iron pin; thence continuing, S. 20-24 W. 235.2 feet to a stone; thence, with said line, S. 38-00 E. 55.4 feet to an iron pin, corner of Putnam property; thence N. 18-47 E. 99.9 feet to an iron pin; thence continuing with the line of said property, S. 50-07 E. 1,277.2 feet to an iron pin in the center of Brooks Road; thence, with the center of said road, N. 35-47 E. 159.85 feet to a point; thence N. 39-53 E. 100 feet to a point; thence, continuing with the center of said road, N. 44-08 E. 400 feet to the BEGINNING corner.



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 hereinafore 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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