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MORTGAGE OF REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

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

WHEREAS, Baldwin Key & Bicycle Shop, Inc.

a corporation chartered under the laws of the State of South Carolina
(hereinafter referred to as Mortgagor) is well and truly indebted unto R. L. Baldwin

(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 One Hundred Fifty-Six Thousand and No/100ths-----

-----Dollars (\$ 156,000.00) due and payable

in equal monthly installments of \$1,300.00 commencing on the first day of December, 1975, and continuing on the same date of each successive month until paid in full, the final maturity of which shall be ten years from the date of the first such monthly payment.

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 the right, title and interest of the Mortgagor in and to the above described premises, together with all and singular the rights and appurtenances thereto in any way incident or appertaining, unto the Mortgagee, its heirs, successors and assigns, forever.~~

TRACT, EAST SIDE OF RICHARDSON STREET: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Ward Three of the City of Greenville, and having the following metes and bounds: BEGINNING at an iron pin on the East side of Richardson Street 90 feet South from West Washington Street, and running thence S. 20-00 W. 60 feet with said Richardson Street to an iron pin; thence S. 70-00 E. 100 feet to an iron pin on what is known as, or was, Gower's line; thence N. 20-00 E. 60 feet with Gower's line to an iron pin; thence N. 70-00 W. 100 feet to the point of beginning.

TRACT, WEST SIDE OF LAURENS STREET: All that piece, parcel or lot of land with the building and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the West side of South Laurens Street, and having the following metes and bounds: BEGINNING at a point on the West side of South Laurens Street, corner of property heretofore conveyed by The Greenville News-Piedmont Company to W. L. Simpson, and running thence along South Laurens Street in a Northerly direction seventy (70) feet, more or less, to a point, corner of property now or formerly belonging to Conyers & Gower; thence in a Westerly direction parallel with West Washington Street One Hundred (100) feet, more or less; thence in a Southerly direction parallel with South Laurens Street Seventy (70) feet, more or less, to a point, corner of property heretofore conveyed by The Greenville News Piedmont Company to W. L. Simpson; thence in an easterly direction parallel with West Washington Street along the line of property of W. L. Simpson One Hundred (100) feet to a point on the West side of South Laurens Street, 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 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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