

FILED
GREENVILLE CO. S. C.

BOOK 1376 PAGE 693

AUG 27 12 05 PM '76

JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW

BONNIE S. TANKERSLEY
R.M.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, Liselotte A. Baird

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Bankers Trust of 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 **sixty-six hundred and forty-eight and no/100-----**

----- Dollars \$ 6,648.00 due and payable
in forty-eight equal monthly installments of \$138.50, the first payment to be due October 1, 1976, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from **maturity** at the rate of **11.74** 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 the City of Greenville, on North Street, or Spartanburg Road, and having the following metes and bounds according to plat of property recorded in the R. M. C. Office for Greenville County in Plat Book F at page 76:**

BEGINNING at an iron pin on the East side of North Street, 325 feet from the corner of Spruce Street, and running thence S. 32-41 E. 150 feet to an iron pin; thence N. 68-00 E. 58 feet and 1 inch to an iron pin; thence N. 32-41 W. 150 feet to an iron pin on said North Street; thence with said North Street, S. 68-00 W. 58 feet and 7 inches to the beginning corner; being the front portion of Lot No. 28 according to the plat above referred to and 2 feet of the western portion of Lot No. 28-A of the Smith Goddard Property according to said plat.

The above described property is the same conveyed to John M. Baird and Liselotte A. Baird by deed of Lola K. Albright on August 5, 1965, said deed being recorded August 6, 1965 in the R. M. C. Office for Greenville County in Deed Book 779 at page 391.

The said John M. Baird died August 15, 1967, and devised all of his interest in said property to Liselotte A. Baird as shown by Apt. 1003, File 5, Probate Court for Greenville County.

52.68



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 intent 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 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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