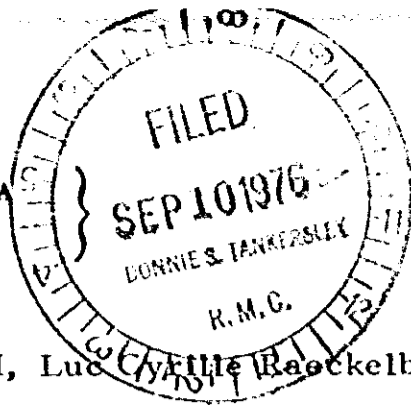


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lucille Raackelboom,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harry L. Baumgardner

(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

Seventeen Thousand Five Hundred and no/100----- Dollars (\$ 17, 500. 00) due and payable 209 East Stone Avenue, Greenville, South Carolina, 29609, on or before the 8th day of each and every month and commencing October 8, 1976,

with interest thereon from this date at the rate of eight per centum per annum, to be paid: Monthly payments of \$212.33 will be made for a period of five (5) years, then the entire balance will be paid.
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, being on the southeastern corner of East North Street and Laurens Road and being more particularly described according to a plat by W. J. Riddle recorded in Plat Book R at Page 145 as follows: BEGINNING at a point on the southern side of East North Street at the corner of property now or formerly of Seawright and running thence S. 73-31 E. 30 feet to an iron pin on Laurens Road; thence with the western side of Laurens Road, S. 40-43 E. 51.2 feet; thence through the center of two 9 inch brick walls, S. 49-17 W. 43.5 feet; thence N. 19-08 W. 72.4 feet (this line at all times to run 2.5 feet east of the Seawright property, see party line agreement recorded in Deed Book 329 at Page 109) thence N. 36-21 W. 9 feet to the beginning.

ALSO, all that certain lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the southwest side of Laurens Road, and being more particularly described according to survey and plat by L. P. Slattery, May, 1949, and being also shown by survey and plat by W. J. Riddle, Surveyor, November, 1947, recorded in the RMC Office for Greenville County in Plat Book R at Page 145: BEGINNING at a point on the southwest side of the Laurens Road, at corner of lot heretofore sold to Paul G. Cushman (which point is 51.2 feet from the southwest corner of East North Street and Laurens Road, and is at the west side of a 9 inch brick wall supporting a two-story building) and running thence with west side of Laurens Road, S. 40-43 E. 78.7 feet to stake on the southeast side of Richland Creek; thence down Richland Creek, S. 46-11 W. 39.5 feet to iron pin; thence crossing Richland Creek, N. 35-45 W. 39 feet to iron pin; thence S. 37-40 W. 29 feet; thence N. 19-08 W. 52.1 feet to an iron pin; thence through the center of two 9 inch brick walls, N. 49-17 E. 43.5 feet to the beginning corner.

Derivations: (first piece of property) deed from Paul G. Cushman and Freddie C. Charlotte to Harry L. Baumgardner recorded in the RMC Office for Greenville County in Book 745 at Page 131 on March 24, 1964. (Second piece of property) deed from Helyn C. Asbury, as Executrix of the Estate of William G. Sirrine, to Harry L. Baumgardner recorded in the RMC Office for Greenville County in Book 734 at Page 145 on October 18, 1963.



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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