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GREENVILLE CO. S. C.

BOOK 1388 PAGE 178

STATE OF SOUTH CAROLINA

JAN 31 2 09 PM '77

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. HENRY BAKEMAN AND DOROTHY E. BAKEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto UNION OIL COMPANY OF CALIFORNIA

(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 -----SIX THOUSAND AND NO/100-----Dollars (\$ 6,000.00 ) due and payable

in monthly installments of \$150.00 minimum payment or one cent per gallon, whichever is greater, to be paid over a three year period

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

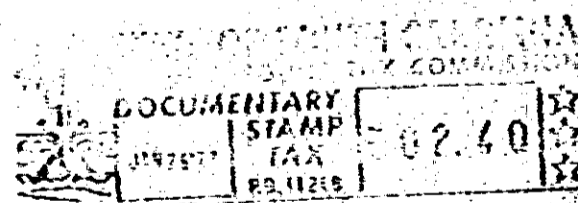
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being known and designated as Lot # 91, Cedar Vale, Section II, and having, according to a plat thereof recorded in the RMC Office for Greenville County in Plat Book 4F at Page 12, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Verner Drive at the joint front corner of lots # 91 and 92 and running thence with the joint line of said lots, N. 19-09 E., 174.5 feet to an iron pin in the joint rear corner of said lots in the line of lot # 82; thence with the rear line of lots 91, 82 and 88, N. 72-09 W., 110.1 feet to an iron pin in the joint rear corner of lots # 90 and 91; thence with the joint line of said lots, S. 19-03 W., 179.6 feet to an iron pin in the joint front corner of said lots on the easterly side of Verner Drive; thence with the easterly side of Verner Drive, S. 74-41 E., 110 feet to the beginning.

This is the identical property conveyed to the mortgagors by deed of Donald W. Cox and Aileen W. Cox, recorded in Deed Book 1038 at page 738 in the RMC Office for Greenville County on June 28, 1976.



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.

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