

P. O Box 8  
Simpsonville, S.C. 29681  
State of South Carolina

1422-443

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 1st day of February 1978

by C. Manly Baldwin and Frances C. Baldwin

(hereinafter referred to as "Mortgagor") and given to \_\_\_\_\_

Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is N. Main Street, Simpsonville, S.C.

WITNESSETH

THAT WHEREAS, C. Manly Baldwin and Frances C. Baldwin  
is indebted to Mortgagee in the maximum principal sum of Sixty Thousand and no/100  
----- Dollars (\$ 60,000.00), which indebtedness is  
evidenced by the Note of C. Manly Baldwin and Frances C. Baldwin of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is February 1, 1979 after the date hereof, the terms of said Note and any agreement modifying it  
are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the  
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications  
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with  
Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may  
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all  
renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether  
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed  
\$60,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee  
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,  
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

352 All that certain piece, parcel or lot of land in Simpsonville, S. C. and  
having the following metes and bounds to wit: BEGINNING at a point on  
Curtis Street, B. W. Burdett corner, and running N. 67-10 E. 315 feet to  
an Iron Pin; thence S. 30 E. 687 feet to an iron pin; thence S. 67-10 W.  
167 feet to Iron pin; thence N. 13-15 W. 286 feet to iron pin; thence  
S. 67-10 W. 350 feet to an Iron Pin, Hedge Street; thence N. 13-15 W.  
412 feet 3 in. to the beginning corner.

Less, however: All that certain piece, parcel or lot of land conveyed by  
Zula Willis Smith to B. W. Burdette by deed recorded September 11, 1953,  
in Deed Volume 485 at page 345. Said lot fronting on Hedge Street and  
being approximately 144 ft. 9 inches X 154 feet X 128 feet X 175 feet,  
more or less on Hedge Street.

Being the same property conveyed to the mortgagors by deed of James Nixon  
Dobey and C. Manly Baldwin, as Executors of the Estate of Zula Willis Smith,  
of even date herewith, to be recorded.

REC'D  
-----3 FEB 27 1978 451

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident  
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto  
of the same being deemed part of the Property and included in any reference thereto).

4328 RV-2