

MORTGAGE

1440 320

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Harald J. Baugstat and Maureen S. Baugstat

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Twenty-Nine Thousand Two Hundred and No/100-----

DOLLARS (\$ 29,200.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on July 1, 2008

and
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 purpose;

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, Town of Simpsonville, on the eastern side of Chuckwood Drive and being known and designated as Lot No. 471 on plat of WESTWOOD Subdivision, Section V, recorded in the RMC Office for Greenville County in Plat Book 4-X at Pages 62 and 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Chuckwood Drive, joint front corner of Lots 470 and 471 and running thence N.78-54 E. 141.3 feet to an iron pin; running thence S.03-22 E. 86 feet to an iron pin; running thence S.78-54 W. 141.2 feet to an iron pin on the eastern side of Chuckwood Drive; running thence with the eastern side of Chuckwood Drive, N.03-25 86 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Boyd Dewey Randall, III and Gail Alvanos Randall recorded in the RMC Office for Greenville County on August 4, 1978.

THE mailing address of the Mortgagee herein is 514 North Main Street, Simpsonville, South Carolina 29681.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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