

## MORTGAGE OF REAL ESTATE

1976 1340 1128

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Baker, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Doris Baker

(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 One Hundred Ten Thousand and No/100-----  
-----Dollars (\$110,000.00) due and payable

AS STATED IN NOTE.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to 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, on White Horse Road (State Highway No. 250) containing 19.60 acres, more or less, and having according to plat of property of Palmetto Box Company, prepared by Enwright Associates, Engineers, dated October 12, 1971, and recorded in the Office of the RMC for Greenville County in Plat Book 4-J at Page 91, the following metes and bounds, to-wit:

BEGINNING at a nail at the edge of the right of way of White Horse Road at the joint front corner of property now or formerly of Albert A. Granger and Thelma H. Granger and running thence along common line with property now or formerly of Albert A. Granger and Thelma H. Granger and 240 West Lippincott Corp., N. 4-43 E. 1165.5 feet to an old iron pin; thence turning and running S. 77-29 E. 603.8 feet to an iron pin at the eastern edge of a 30 foot railroad industrial spur track right of way; thence turning and running along the eastern edge of said 30 foot railroad right of way to the edge of the right of way of White Horse Road the following courses and distances: S. 13-22 E. 241.9 feet to an iron pin; S. 9-01 E. 117.4 feet to an iron pin; S. 0-19 E. 117.4 feet to an iron pin; S. 4-01 W. 807.4 feet to an iron pin at the edge of the right of way of White Horse Road, the following courses and distances: N. 76-50 W. 288.2 feet to an iron pin; N. 75-03 W. 100 feet to an iron pin; N. 70-53 W. 100 feet to an iron pin; N. 66-46 W. 100 feet to an iron pin; N. 62-35 W. 100 feet to an iron pin; N. 59-30 W. 56.5 feet to a nail, the point of beginning.

This being the same property acquired by the Mortgagor herein by deed of Palmetto Box Company, Inc. of even date and to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage from Baker, Inc. to Palmetto Box Company, Inc. in the sum of \$10,000.00 of even date and to be recorded herewith.

The mortgagee's address is: Rt. 4, White Horse Rd.  
Greenville, S.C.

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 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.