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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 157

GREENVILLE CO. S.C.
JUN 16 11 16 PH '81
H.C. WATERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we THOMAS E. MUELLER and MARILYN D. MUELLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE W. and LOIS M. BAKER, Route 6, Box 350, Piedmont, South Carolina 29673

(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 Three Thousand and 00/100----- 23,000.00 Dollars (\$) due and payable

in 60 equal monthly installments of \$236.59, payable on the 15th of each month, commencing July 1, 1981 and continuing monthly thereafter, with the entire principal balance remaining due on July 15, 1986.

with interest thereon from this date at the rate of 12% per centum per annum, to be paid monthly as above

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:

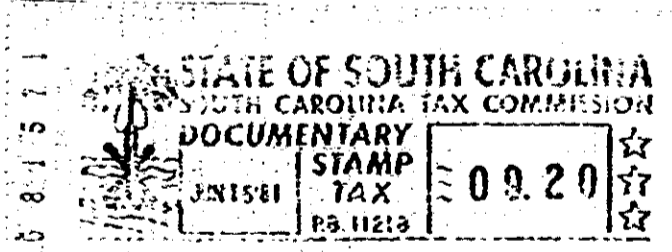
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 a Subdivision known as City View and being known and designated as Lot No. 6 in Block K, as shown in Plat Book A at Page 327 and shown in the County Block Book at 136-16-14 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest corner of Brandon Road and Oneal Avenue (now Morgan Street) and running thence with Brandon Road in a Northerly direction 65 feet, 10 inches to an iron pin; thence parallel with Oneal Avenue (now Morgan Street) in a Westerly direction 146 feet to an iron pin; thence in a Southerly direction parallel to Brandon Road 65 feet, 10 inches to Oneal Avenue (now Morgan Street); thence with Oneal Avenue in an Easterly direction 146 feet to the beginning corner.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plats or on the premises.

This is the same property received by Lois M. Baker from the estate of her husband as shown in the Probate files of Greenville County, estate of Martin R. Henson, File #1482/24 (1977), and in which she conveyed a one-half interest to her subsequent husband, George W. Baker, as shown by deed recorded in the RMC Office of Greenville County in Deed Book 1131/276, dated August 14, 1980.



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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.

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