

Mortgagee's Address: 20 W. Lee Road, Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
AUG 17 3 28 AM '81
DONNIE S. LANKERSLEY
R.W.C.

MORTGAGE OF REAL ESTATE

BOOK 1550 PAGE 155

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PAUL K. BAKER

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

Thirty Thousand and No/100- - - - - Dollars \$ 30,000.00; due and payable

in full one year from date. Interest to be paid monthly in the amount of \$132.00 per month, commencing on September 1, 1981.

with interest thereon from date at the rate of 5-1/4 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.

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #16, as shown on a plat of Oakwood Acres, prepared by J. Mac Richardson, dated September 1959, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM, at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern edge of East Lee Road, the joint front corner of lots #16 and #17, and running thence along the line of these lots, S. 22-55 E. 175 feet to an iron pin in the line of lot #19; thence S. 67-05 W. 80 feet to an iron pin at the joint rear corner of lots #16 and #15; running thence N. 22-55 W. 175 feet to an iron pin on the southern edge of East Lee Road N. 67-05 E. 80 feet to an iron pin, point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of C. Furman Sweet dated August 14, 1981 and to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
RECORDS & COURTESY DIVISION
DOCUMENTARY
STAMP
REGISTRATION TAX \$ 12.00

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.

4-17-81
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RESISTANCE

4328 RV-2