

State of South Carolina

County of GREENVILLE

GR: FILED
APR 27 2 44 PM '82
SOUTH CAROLINA
RECORDERS
H.C.

BOOK 1568 PAGE 700

Mortgage of Real Estate



THIS MORTGAGE made this 26th day of April, 19 82,

by STANLEY H. BAKER AND CYNTHIA BAKER

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329
Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, Stanley H. Baker and Cynthia Baker
is indebted to Mortgagee in the maximum principal sum of Twenty Seven Thousand and no/100
Dollars (\$ 27,000.00), which indebtedness is
evidenced by the Note of Stanley H. & Cynthia Baker of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of 6-30-82
which is 65 days 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 \$ 27,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's 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:

ALL that piece, parcel or lot of land situate, lying and being in the State
of South Carolina, County of Greenville, shown and designated as Lot 27 on
plat of Tar Acres recorded in the RMC Office for Greenville County in Plat
Book PPP at page 12 and 13; and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Tar Boulevard, joint corner of
Lots 26 and 27, and running along the line of said lots, S. 47-44 E., 230
feet; thence N. 49-0, 171.2 feet; thence N. 74-44 W., 250 feet to Tar
Boulevard; thence along said Boulevard S. 42-16 W., 170 feet to the beginning
corner.

This is the identical property conveyed to the Mortgagors herein by deed of
Salvatore C. Giaccone and Pauline R. Giaccone, recorded in the RMC Office
for Greenville County on July 17, 1981, in Deed Book 1181 at page 94.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record, on any recorded plats, or
on the premises.

RECORDERS OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
APR 22 1982
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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);

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