

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 8 3 42 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James R. Baker and Juanita W. Baker

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. E. Pennebaker Company, Inc.

(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 thousand and no/100 Dollars (\$ 100,000.00) due and payable

according to the terms of the Security Agreement and Contract executed on even date herewith.

with interest thereon from at the rate of per centum per annum, to be paid:

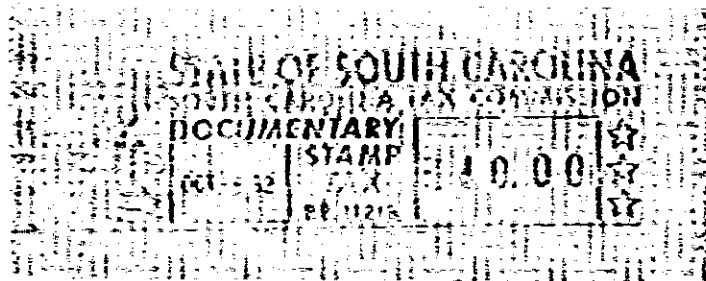
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 and being shown and designated as Lot #2, Section 1 of Pelham Woods Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4F at Page 23, reference being had to said plat for a more complete metes and bounds description."

This is the same property acquired by the mortgagors by deed from Cothran & Darby Builders, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1023 at Page 98 on August 25, 1975.

This is a third mortgage and is junior in priority to that first mortgage held by Cameron-Brown Company which is recorded in the R.M.C. Office for Greenville County in REM Book 1285 at Page 489 and is also junior in priority to that second mortgage held by the Planetto Bank which is recorded in the R.M.C. Office for Greenville County in REM Book 1575 at Page 535.



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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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