

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. O.
FEB 4 3 15 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DELL BAKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEAN E. DORITY, TRUSTEE, MELVIN P. BELL AND ROBERT A. DARR, II, EXECUTOR OF THE ESTATE OF ROBERT A. DARR,

(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 Five Thousand Three Hundred Fifty-Seven and 33/100-----

-----Dollars (\$5,357.33) due and payable at the rate of Four Hundred Fifty-Seven and 33/100 (\$457.33) Dollars per month for a period of thirteen (13) months with the first payment being due and payable on the 4th day of March, 1983 and continuing thereafter on the 4th day of each and every month with the final payment being due on March 4, 1984.

with interest thereon as part of payments above stated ~~XXXXXXXXXXXXXXXXXXXX~~

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 known and designated as Lot 20 of Tar Acres Subdivision as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book PPP, at pages 12 and 13, reference to which plat is hereby craved for a more particular description thereof.

Being the same property conveyed to the mortgagor herein by the mortgagees herein by deed dated January 28, 1983, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY TAX COMMISSION
DOCUMENTARY
STAMP TAX
FEB-1983
\$ 2.16
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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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