

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE MAY 17 1 25 PM '83 R.M.C. SLEY
CITIZENS B. & L. ASSOCIATION
P.O. BOX 383, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Howard E. Baker, Sr.

SEND GREETING:

WHEREAS, I the said Howard E. Baker, Sr.

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Forty One Thousand & no/100-----(\$ 41,000.00-----) Dollars, with interest from the date hereof at the rate of thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Four Hundred Eighty & 36/100----- (\$480.36 -----) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Howard E. Baker Sr. , in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lot No. 15 on plat of property of J.A. Bull prepared by H.S. Brockman, dated April 12, 1946, and recorded in the Office of the R.M.C. for Greenville County in Plat Book X, at Page 132, and shown on a more recent plat entitled "Property of Howard E. Baker, Sr.," prepared by Charles F. Webb, RLS, dated October 1981, recorded in the R.M.C. Office for Greenville County in Plat Book 8-W, at Page 36, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin approximately 270 feet, more or less from the intersection of Saint Marks Road and Old U.S. Hwy. 29, and running thence with said Saint Marks Road, N. 42-27 W., 69.48 feet to an iron pin; thence turning and running N. 52-17 E., 192.95 feet to an iron pin on Old Chick Springs Road; thence with said Road, S. 38-25 E., 69.5 feet to an iron pin; thence turning and running with property of Greer, S. 52-15 W., 188.05 feet to an iron pin on Saint Marks Road, the point of beginning.

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

This being a portion of the property conveyed to John J. Stubblefield, Sr., and Carol F. Stubblefield by deed of Corrine D. Malone recorded January 16, 1979, in the R.M.C. Office for Greenville County in Deed Book 1095 at Page 460.

This is the same conveyed to me by John J. Stubblefield Sr., and Carol F. Stubblefield by deed dated October 29, 1981, recorded October 29, 1981 in Deed Book 1157 page 489, in the R.M.C. Office for Greenville County.

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