

MORTGAGEE'S ADDRESS:
206 Main Street
Lynch, S. C. 29365

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
AUG 19 4 22 PM '83

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

WHEREAS, R. J. W. BAKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GAYNELLE E. BROWN

(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 SIXTY-SIX THOUSAND THREE HUNDRED THIRTY-SIX AND 48/100-----
----- Dollars (\$ 66,336.48) due and payable

ACCORDING TO THE TERMS OF THE NOTE EXECUTED THIS DATE.

with interest thereon from AUGUST 19, 1983 at the rate of _____ per centum per annum, to be paid AS SET OUT ABOVE.

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 in the State of South Carolina, County of Greenville, and being known and designated as 9.15 acre tract as shown on a plat of H. A. Hudson Property and recorded in the RMC Office for Greenville County in Plat Book "Ww" at Page 331 and having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of the intersection of Milford Church Road and Groce Meadow Road and running thence with the center of Milford Church Road S. 86-20 E. 115 feet; thence continuing with the middle of Milford Church Road S. 87-24 E. 284 feet to a nail; thence continuing with the middle of Milford Church Road N. 87-25 E. 182.6 feet to a nail; thence continuing with the middle of Milford Church Road N. 83-10 E. 450.8 feet to a nail in the center of Milford Church Road; thence N. 13-55 W. 1,000 feet to an iron pin; thence S. 75-40 W. 70.3 feet to an iron pin; thence S. 14-20 E. 312 feet to an iron pin; thence S. 30-19 W. 243.4 feet to an iron pin; thence S. 11-00 W. 90 feet to an iron pin; thence S. 67-35 W. 369 feet to an iron pin; thence S. 80-45 W. 372 feet to an iron pin in the center of Groce Meadow Road; thence running along the center of Groce Meadow Road S. 9-15 E. 205 feet to the point of beginning.

Derivation: Deed Book 194, Page 744 - Gaynelle E. Brown 8/19/83

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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 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 Mortgagee 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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