

MORTGAGE OF REAL ESTATE

State of South Carolina
COUNTY OF GREENVILLE
FILED
GREENVILLE
SEP 6 2 19 PM '83
R.M.C. SLEY

BOOK 1624 PAGE 302
CITIZENS B. & L. ASSOCIATION
P. O. BOX 388, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Marion D. Baker and Lisa D. Baker

SEND GREETING:

WHEREAS, we the said Mairon D. Baker and Lisa D. Baker
in and by OUR certain promissory note in writing of even date with these Presents, are well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Forty One Thousand and 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

Five Hundred Eighteen and 76/100----- (\$518.76-----) 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 we the said Marion D. Baker
and Lisa D. Baker, 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 us 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, on the
northeastern side of Brown Drive and being known and designated as Lot No. 11 on
plat entitled "Rolling Hills Subdivision", prepared by Lindsey and Associates, Inc.,
dated July 6, 1981 and having, according to said plat, the following metes and bounds,
to-wit: Plat Book 8P page 27.)

BEGINNING at an iron pin on the northeastern side of Brown Drive, joint front corner
of Lots 10 and 11 and running thence N. 29-08 E. 281.4 feet to an iron pin; thence turning
and running S. 63-00 E. 133.5 feet to an iron pin at the joint rear corner of Lots 11 and
12; thence turning and running N. 31-29 E. 290.8 feet to an iron pin on the northeastern
side of Brown Drive; thence running along the northeastern side of Brown Drive, N.
58-31 W. 80.8 feet to an iron pin; thence continuing along the curve of Brown Drive,
the chord of which is N. 59-42 W. 41.5 feet to the point of beginning.

THIS is the same property as that conveyed to us by deed from Boyd C. Lister and
Sybil L. Lister recorded in the R.M.C. Office for Greenville on August 13, 1982,
in deed book ~~1577~~, page ~~696~~.

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2 SE 6 23 1551

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
SEP 6 1983
\$ 18.40

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