

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
KE 84-105

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

WHEREAS, Charles H. Kittridge and Rosalie M. Kittridge

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thelma C. Baldwin *c/o ROBERT R.*

*BALDWIN TRUSTEE, RT 1, BOX 410, PROSPERITY, S.C. 29127*

(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 Forty-Five Thousand and no/100ths

Dollars (\$ 45,000.00 ) due and payable

according to the terms and conditions of the promissory note executed concurrently herewith and incorporated herein by reference

with interest thereon from date at the rate of twelve (12%) per centum per annum, to be paid: in accordance

with terms of said note with remaining balance becoming due and payable on September 1, 1989.

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 in the State of South Carolina, Greenville County, lying on the northwestern corner of Richbourg Drive and Edwards Road, being shown and designated as part of Lot 7 and part of Lot 8 on a plat of the Property of R.L. Baldwin and Thelma C. Baldwin, prepared by Carolina Surveying Company, and dated April 8, 1971, recorded in the R.M.C. Office for Greenville County in Plat Book 4I at page 143, and having, according to said plat, the following courses and distances, to wit:

BEGINNING at a point at the northwestern corner of the intersection of Edwards Road and Richbourg Road and running thence with the northern side of Edwards Road S. 43-11 W. 129.9 feet to an iron pin; thence continuing with the northern side of Edwards Road, S. 47-27 W. 105.1 feet to an iron pin; thence N 19-30 W. 354 feet to an iron pin in or near a creek; thence with the creek as the line the following courses and distances: N. 68-20 E 87.3 feet S. 70-0 E 65 feet, N 88-30 E 42. feet and N. 28-25 E 41 feet to an iron pin on the western side of Richbourg Road; thence with the western side of Richbourg Road S. 17-31 E. 120.4 feet to an iron pin and S. 23-57 E 109.9 feet to a point, the beginning corner.

This is the same property as that conveyed from Mortgagee to Mortgagor by deed recorded concurrently herewith.

This mortgage may not be assumed. Any conveyance of any interest in the above property shall result in the outstanding balance becoming due and payable immediately.

The undersigned hereby assigns, transfers and sets over all right, title, and interest in and to the above note of even date to Robert R. Baldwin, Trustee under Trust Agreement of August 9, 1984, by and between Thelma C. Baldwin settlor Robert R. Baldwin, Trustee.

*Marion Caldwell*  
*WVA Gutt*

*Thelma C. Baldwin*  
Thelma C. Baldwin

SWORN TO BEFORE ME THIS  
9th day of AUGUST, 1984

*Marion Caldwell*  
Notary Public for South Carolina

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 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.

My Commission Expires:

4328 RV.21