

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's address:
P.O. Box 485
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Charles A. Baker and Billy R. Upton

------(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF TRAVELERS REST

(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-two thousand eight

hundred fifty-five and no/100ths ----- DOLLARS (\$ 62,855.00),

with interest thereon from date at the rate of 15.00 per centum per annum, said principal and interest to be repaid: in 180 equal monthly installments in the amount of \$879.71 commencing October 11, 1984 with a like payment on the same date of each month thereafter until paid in full.

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, being located on the eastern side of U.S. Highway 276 near the town of Travelers Rest, a tract of one (1) acre being a portion of that property shown on plat of Ralph M. Horne and Sam T. Staggs, and having metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of U.S. Highway 276 and running thence S 83-45 E, 25.5 feet to an iron pin in the center of the abandoned G&N Railroad right-of-way; thence continuing S 83-45 E, 304.7 feet to an old iron pin at the rear corner of property herein and property now or formerly of Burns; thence turning and running S 19-20 E, 100 feet to a point; thence turning and running S 79-13-13 W, 288.7 ± feet to a point on U.S. Highway 276; thence running along U.S. Highway 276; thence running along U.S. Highway 276 N 22-08 W, 200 feet to an iron pin, the point of beginning.

DERIVATION: Deed of L & P Enterprises Pension Plan and Trust Fund, Inc. recorded December 22, 1981 in Deed Book 1159 at Page 800. AND Deed of Baker Roofing Co, Inc. recorded in Deed Book 1221 at Page 631.

AND ALSO:

ALL that lot of land in the State of South Carolina, County of Greenville, near the Town of Travelers Rest, containing one (1) acre, more or less, according to a "Survey for Al's Frame Shop, Inc., prepared by W.R. Williams, Jr., Surveyor, dated July 13, 1979,

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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