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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 51 PAGE 804

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ethel Chloe Baltz,

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Tresner and Dorothy W. Tresner,

(hereinafter referred to as Mortgagees) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Thirty-Seven Thousand Five Hundred (\$37,500.00) Dollars,**

in four annual installments of Nine Thousand Three Hundred Seventy-Five (\$9,375.00) Dollars each, commencing October 1st, 1974, and on the first day of October of each year thereafter, until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid annually.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, located on Gap Creek Road, about two (2) miles northeast of River Falls, South Carolina, being more particularly described according to a plat prepared by J.C. Hill, RLS, dated May 20th, 1957, and having, according to said plat, the following metes and bounds, to-wit:

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BEGINNING at a nail and cap in the center of Gap Creek Road at corner of Johnson property, and running thence with Johnson line, S. 46 E. 3286 feet to an iron pin on the original back line; thence S. 87-30 W. 1048 feet to an iron pin on side of mountain; thence N. 42-30 W. 3224 feet, crossing Gap Creek Road, to a point in the center of Gap Creek; thence with the meanders of said creek to the center of Old Gap Creek Road, (traverse of which is N. 38 E. 103 feet and N. 4-20 E. 130 feet) to center of old road and center of creek; thence with old road N. 85-10 E. 34 feet to a nail and cap in the center of the new Gap Creek Road; thence with Gap Creek Road N. 53-15 E. 579.7 feet to the beginning corner and containing 66.9 acres, more or less.

This is the same property conveyed to the mortgagor by deed from James W. Tresner and Dorothy W. Tresner, dated September 26th, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina simultaneously herewith.

The mortgagees agree to release from the mortgage a percentage of the following conditions:

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