

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILLED
GREENVILLE CO. S. C.

1975 1351 395

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIE S. TAYLOR
A.M.C.

WHEREAS, I, Sammie Lee Hall

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. Baumgardner, His Heirs And Assigns

(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

Five Thousand Dollars (\$ 5,000.00) due and payable
in monthly installments of One Hundred One and 39/100 (\$101.39) Dollars
each month, commencing the 15th day of November, 1975, and each consecutive
month thereafter until paid in full, the payments to be first applied to
Interest and then to Principal, with the privilege of acceleration.

with interest thereon from _____ date at the rate of Eight per centum per annum, to be paid: Monthly

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:

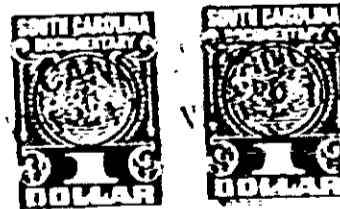
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 City of Greenville, County of Greenville, State of South Carolina, with all improvements erected thereon, now known as in Tax District 519, Sheet 200, Block 7, Lot No. 1.1, currently known as No. 5 Rebecca Street; and having the approximate courses and distances as follows:

BEGINNING at an iron pin on Rebecca Street being the line of Division of property now owned by the Grantor and Grantee, and proceeding northeast along common line of property of Grantee and Grantor Ninety Eight (98) Feet more or less to a point in line of property now or formerly owned by Willie Hall Gladney, shown as in Tax District 519-200-7-2.3; thence Southeast along common line of Gladney property and property of Grantor approximately Ninety Four (94) Feet to an iron pin at intersection of property of Grantor, Gladney, and property now or formerly owned by Frances Hall Smith shown as in Tax District 519-200-7-2.4; thence South West along line of Division of property of Grantor and said Smith property Ninety Five (95) Feet, more or less, to a point in Rebecca Street; thence North West along Rebecca Street Seventy Six (76) Feet more or less to the point of beginning.

THIS property is subject to all rights of way, easements, restrictions, covenants, and zoning of record and apparent.



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 whatsoever lawfully claiming the same or any part thereof.

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