

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

FILED GREENVILLE CO. S.C.

BOOK 1394 PAGE 351

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

11 10 11
LONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, DONALD E. BALTZ, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. W. WILKINS

(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

THIRTY EIGHT THOUSAND EIGHT HUNDRED ----- Dollars \$ 38,800.00 due and payable
payable six months from date

with interest thereon from date at the rate of 9% per centum per annum, to be paid: semi-annually

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, the Mortgagee's heirs, 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, being known and designated as Lot No. 83, as shown on plat of BROOKSIDE, Section Three, recorded in the RMC Office for Greenville County in plat book 5 P at page 11, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Meadowbrook Drive, the joint front corner of Lots 83 & 84, and running thence with the joint line of said lots N. 80-33-48 W. 160 feet to an iron pin on line of property of Donald E. Baltz; thence with line of said property S. 9-26-12 W. 100 feet to an iron pin joint rear corner of Lots 82 & 83; thence with line of said lots N. 80-33-48 E. 160 feet to an iron pin on the west side of Meadowbrook Drive; thence with the west side of said street N. 9-26-12 E. 100 feet to the point of beginning.

This is one of the lots conveyed to mortgagor by Donald E. Baltz by deed dated March 10, 1976 recorded March 10, 1976 in deed vol. 1032 page 810 of the RMC Office for Greenville County, S. C.

DOCUMENTARY
STAMP
TAX
\$ 15.52
R.M.C.

W. W. WILKINS
408 East North Street
Greenville, S. C. 29601

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 is 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.

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