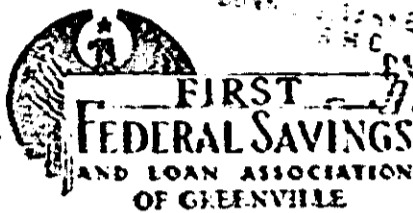


FILED
GREENVILLE CO. S. C.
OCT 25 3 20 PM '80
DORRINE S. TAYLOR
R.H.C.

FILED
GREENVILLE CO. S. C.
OCT 16 4 19 PM '80
DORRINE S. TAYLOR
R.H.C.



AND SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.
Lena L. Smith
President

WILKINS & WILKINS, ATTY'S.

State of South Carolina
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:
DONALD E. BALTZ

31623

(Hereinafter referred to as Mortgage) (SEEN(S) CEEETINGS)

WHEREAS, the Mortgage as well and truly indited unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

NINETY - FIVE THOUSAND TWO HUNDRED (\$95,200.00)

Dollars as evidenced by Mortgagee's promissory note of even date herewith which note DOES NOT contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for the escalation of interest rate under certain conditions), said note to be repaid with interest at the rate or rates therein specified ~~XXXXXXXXXX~~ eighteen months

from date
is \$ Dollars each on the first day of each month hereafter in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest computed monthly on unpaid principal balances, and then to the payment of principal with the last payment. If not sooner paid, to be due and payable when after date, and

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any law or the Charter of the Mortgagee, or any regulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs or for any other purpose,

NOW KNOW ALL MEN that the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor, at and before the sealing 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, the following described real estate

All that certain piece, parcel, or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, being and being in the State of South Carolina, County of Greenville, in the city of Mauldin, being known and designated as Lot No. 90 as shown on plat of BROOKSIDE, Section Four, recorded in plat book 6-H page 78 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Brooks Road, the joint front corner of lots 90 & 91, and running thence with the joint line of said lots N. 35-36 W. 160 feet to an iron pin; thence turning S. 54-24 W. 100 feet to an iron pin joint near corner of lots 89 & 90; thence with the joint line of said lots S. 35-36 E. 160 feet to an iron pin on the northwest side of Brooks Road; thence with the northwest side of said road N. 53-42 E. 14.1 feet to an iron pin; thence continuing with said road N. 54-24 E. 85.9 feet to the point of beginning.

ALSO:
All that lot of land in the city of Mauldin, county of Greenville, state of South Carolina, being known and designated as Lot No. 91 as shown on plat of BROOKSIDE, Section Four, recorded in plat book 6-H page 78 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

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