

MORTGAGE DEED
BOOK 538 PAGE 145

GREENVILLE CO. S. C.

Prepared by W. Walter Wilkins, Attorney at Law, Greenville, S. C.

JUN 16 3 47 PM 1952

The State of South Carolina,

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: I, Donald E. Baltz

SEND GREETING:

Whereas, I, the said Donald E. Baltz
hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, AM well and truly
indebted to W. W. Wilkins
hereinafter called the mortgagee(s), in the full and just sum of Five Thousand - - -
- - - DOLLARS (\$ 5,000.00), to be paid
six months from date

, with interest thereon from date
at the rate of six (6%) percentum per annum, to be computed and paid

semi-annually until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole
amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose
this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, be-
fore its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder
should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases
the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be
added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid,
and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released and by these Presents do grant, bargain, sell and release unto the said

W. W. Wilkins,

All that certain piece, parcel or lot of land situate, lying and
being in Butler Township, County of Greenville, State of South Carolina,
being shown as Lot No. 45 on the plat of College Heights made by Dalton
and Neves, Engineers, recorded in the R. M. C. Office for Greenville
County, South Carolina, in Plat Book "P", page 75, and having, according
to said plat, the following metes and bounds, courses and distances,
to-wit:

Beginning at an iron pin on the North side of Princeton Avenue at the
joint front corners of lots 44 and 45, and running thence N. 33-10 W.
150 feet to an iron pin; thence S. 56-50 W. 75 feet to an iron pin;
thence S. 33-10 E. 150 feet to an iron pin on Princeton Avenue; thence
with Princeton Avenue N. 56-50 E. 75 feet to the beginning corner.