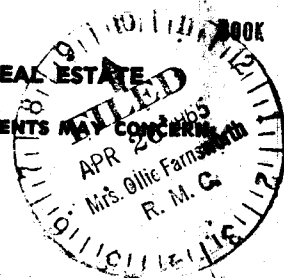


STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 992 PAGE 549



WHEREAS, W. Virgil Baldwin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Twenty Three Hundred and No/100 -- Dollars (\$ 2300.00 ) due and payable

One year after date

with interest thereon from date at the rate of Six per centum per annum, to be paid: Quarterly, from date

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 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, Austin Township, in the Standing Springs Community, containing 46.16 acres, more or less, and being shown on a plat made by C. O. Riddle, Reg. Land Surveyor, in September, 1956, as two tracts, one of which contains 31.84 acres and the other containing 14.32 acres and constituting the same lands in which an interest was conveyed to W. Virgil Baldwin by Sunie S. Baldwin, Mary B. Harling, John L. Baldwin, C. M. Baldwin and Don Baldwin and in which the said W. Virgil Baldwin at the time this conveyance was made held an interest and by virtue of the deed acquired title to all interests in the said tract of land. The deed conveying the said land describes it as tracts with the 14.32 acre tract of land being the identical lands in which Carl E. Baldwin conveyed his one-half interest unto W. Frank Baldwin by deed dated May 29, 1940, recorded in Deed Book 564, Page 19, with the 31.84 acre tract having been cut from a larger parcel of land conveyed to W. Frank Baldwin by J. H. Baldwin by deed dated Feb. 12, 1919, recorded in Deed Book 44, Page 416. Reference is here made to the deed from Carl E. Baldwin to W. Frank Baldwin, the deed from J. H. Baldwin to W. Frank Baldwin and the Deed executed unto W. Virgil Baldwin by Sunie S. Baldwin and others for a more definite and particular description. Reference is also made to the plat of C. O. Riddle which shows the said lands by courses and distances and metes and bounds.

This mortgage is given as junior to a mortgage given the Farmers Bank of Simpsonville in the sum of \$2,400.00 and recorded in Vol. 694 at page 236 in the Greenville County R. M. C. Office.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 whomsoever lawfully claiming the same or any part thereof.

*Paid in full Mar 31, 1971  
Peoples National Bank  
Simpsonville, S.C.  
Successor to Farmers Bank of Simpsonville  
By: S.W. Hiatt, Jr., V. Pres.  
authorized signature  
Wit: Linda R. Kesley  
Ann W. Hughes*

SATISFIED AND CANCELLED OF RECORD  
2 DAY OF April 1971  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:26 O'CLOCK P. M. NO. 22984