

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

BOOK 27 PAGE 504
BOOK 1301 PAGE 71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
FEB 1 2 25 PM '74
DONNIE S. TANKERSLEY
R.H.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 **EVELYN H. WILKINS AS TRUSTEE UNDER AGREEMENTS DATED DEC 31, 1956**

(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 SIX THOUSAND ----- Dollars (\$ **36,000.00**) due and payable
six months from date

with interest thereon from _____ date _____ at the rate of **9%** per centum per annum, to be paid: **at maturity**

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**, in the city of **Mauldin**, being known and designated as **Lot 1**, on plat of **Section One, Brookside subdivision**, recorded **November 17, 1972** in plat book **4-R page 56** of the **RMC Office for Greenville County, S. C.**

GREENVILLE CO. S. C.
DEC 13 9 45 AM '74
DONNIE S. TANKERSLEY
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RECORDING FEE
PAID \$ 1.00

*DEC 13 1974 Paid in full and satisfied this
the 13 day of December 1974*

*Witness
Evelyn H. Wilkins as Trustee under
agreements dated Dec 31 1956*

WILKINS & WILKINS ATTYS.

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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 whomsoever lawfully claiming the same or any part thereof.

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