

MORTGAGE OF REAL ESTATE-Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. BOOK 1573 PAGE 824

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

BOOK 82 PAGE 376

WHEREAS, WE, JOHN COX, JR. and EVA BOYKIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD E. BALTZ

(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 Nineteen hundred thirty five & 71/100

Dollars (\$ 1935.71 ) due and payable

\$50.00 on the first day of August, 1982 and a like amount on the first day of each and every month thereafter until the entire principal sum is paid in full; said installments to be paid to the Mortgagee at the beginning of each month; the first payment to be made on the first day of August, 1982. The property is located on the south side of S. 39-00 W. 101.1 feet to iron pin corner of Lot 59; thence along the line of Lot 59, S. 38-50 E. 182 feet to the beginning corner.

This is the same property conveyed to mortgagors by Donald E. Baltz by deed of even date herewith to be recorded.

Mortgagee's address:  
521-A Shelton Road  
Route # 2  
Travelers Rest, S. C. 29690

SEP 2 1983

7700

PAID AND SATISFIED IN FULL THIS 29th  
DAY OF AUGUST, 1983.

x Donald E. Baltz

*[Signature]*

*[Signature]*  
Dannie S. [unclear]

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, its heirs, successors and assigns, against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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