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BOOK 751 PAGE 315

OLLIE FARNSWORTH

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

} ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Donald L. Bayne and Rheta W. Bayne

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Seven Thousand Seven Hundred and No/100

DOLLARS (\$ 7,700.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

June 1, 1973

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Austin Township, being known as lot no. 37 in a subdivision known as Hunters Acres and according to a survey and plat made by W. J. Riddle in May, 1952 and recorded in the R.M.C. Office for Greenville County in plat book BB at page 51, said lot has the following metes and bounds, to-wit;

Beginning at a point on the west side of Pine Lane at the joint front corner of lots nos. 37 and 38 and running thence along the joint line of lots nos. 37 and 38, N 67-30 W, 264.5 feet to an iron pin, said pin being 12 feet from the center of a branch; thence following along branch as the rear line of lot by a traverse line, S 28 W, 83.7 feet to an iron pin which is 15 feet from the center of branch; thence S 67-30 E, 241.5 feet to an iron pin on the west side of Pine Lane; thence N 22-30 E, 80 feet to the beginning point, and being the same property conveyed the mortgagors by deed of Simpsonville Lumber and Supply Company, of even date, to be recorded in the R. M. C. Office for Greenville County.

26th
Aug. 1974
D. L. Bayne, Ex. V. Pres.
Rheta W. Bayne

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