

FILED
GREENVILLE CO, S. C.

BOOK 1241 PAGE 01

JUL 13 1 59 PM '72

ELIZABETH RIDDLE

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BB:

MORTGAGE OF REAL ESTATE
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(BILLY)JOE BAYNE

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 **Sixteen Thousand and no/100ths** -----

DOLLARS-(\$ 16,000.00), with interest thereon from date at the rate of **seven & three-fourths** (7-3/4%) 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.

December 1, 1993

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 Bates Township, containing 6.04 acres, more or less, according to survey and plat by Terry Dill and Alex A. Moss dated June 7, 1972, and having the following metes and bounds, to-wit:**

BEGINNING at an iron pin in the center of a county road, corner of property now or formerly of James W. Robertson, and running thence with the center line of the road as follows: S 17-15 W 100 feet to a stake; thence S 14-48 E 150 feet to a stake; thence S 4-00 W 100 feet to a stake; thence S 36-45 W 88 feet to R.R. spike; thence with line of property of grantor and grantee, N 71-33 W 759.8 feet to an iron pin; thence N 29-44 E 56.7 feet to an iron pin; thence N 22-44 E 75 feet to an iron pin; thence N 23-54 E 210.7 feet to an iron pin in line of property now or formerly of J. W. Robertson; thence with said line, S 78-15 E 645 feet to the beginning, and being the same conveyed to me in Deed Book 868 at page 3 and by half interest of Doris Hill dated July 10, 1972.

This property is subject to all restrictions, zoning ordinances, easements of record or on the ground affecting said property.

See plat 555 page 554