

FILED
GREENVILLE CO. S. C.

BOOK 1290 PAGE 677

SEP 14 1973
SOUTH CAROLINA
Greenville COUNTY.

DOONIE S. T. (consideration of advances made and which may be made by Blue Ridge
Washington Credit Association, Lender, to Earl L. Bayne and Lila S. Bayne Borrower.

(whether one or more), aggregating SEVEN THOUSAND FOUR HUNDRED EIGHTY SIX DOLLARS AND NO/100----- Dollars
(\$ 7,486.00), (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section
43-55, Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advances),
evidenced by promissory notes, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be
evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or
hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to
exceed TEN THOUSAND----- Dollars (\$ 10,000.00), plus interest thereon, attorneys' fees and court costs, with interest
as provided in said note(s), and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges
as provided in said note(s) and herein. Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby, grant, bargain,
sell, convey and mortgage, in fee simple unto Lender, its successors and assigns.

All that tract of land located in _____ Township, Greenville
County, South Carolina, containing 1.55 & 6/10 acres, more or less, known as the _____ Place, and bounded as follows:

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 containing 1.55 Acres and being a portion of Tract one of the P.D. Roper Estate in Plat Book M, at page 41 and is also shown as a portion of the property of Walter Bayne in Plat Book EEE, page 105 and is described according to a plat of Walter L. Bayne, recorded in Plat Book LLL, page 40 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Forestville Road at the corner of property of Avery Batson, thence along said road S. 56-40 W. 200 ft. to an iron pin; thence N. 33-20 W. 200 ft. to an iron pin; thence N. 80-20 W. 150 ft. to an iron pin; thence N. 39-20 W. 116 ft. to an iron pin; thence along Curtis E. Baker, N. 72-00 E. 205 ft. to an iron pin; thence S. 52-00 E. 382.2 ft. to the point of beginning and being same conveyed to us in Deed Book 841, page 329.

THIS MORTGAGE IS 2nd TO A MORTGAGE HELD BY TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION.

ALSO, ALL that piece, parcel, or lot of land situate, lying and being in the County of Greenville, in the State of South Carolina, being shown and designated as "Property of Earl L. Bayne" on a plat prepared by Webb Surveying and Mapping Co., dated August, 1973, and according to said plat, having the following metes and bounds:

BEGINNING at a spike in the center of Settlement Road, about 253 feet, more or less, North of the intersection of Settlement Road and McCarroll Road, and continuing with said Settlement Road N. 3-40 W. 156.7 feet; thence N. 5-03 W., 519.75 feet; thence N. 10-54 E., 700 feet to a spike at the corner of property now or formerly of Batson; thence along the line of Batson property, S. 69-45 E., 113.0 feet to an iron pin; thence S. 2-41 W., 1,419.0 feet to an iron pin; thence N. 65-27 W., 229.0 feet to a spike, the point of beginning, and containing 6.075 Acres, more or less.



A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said Mortgage, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void, otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or otherwise, shall be secured by this instrument until it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower, will satisfy this mortgage whenever: (1) Borrower owes no indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make any further advance or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assign of Lender may make advances hereunder, and all such advances and all other indebtedness of Borrower to such successor or assign shall be secured hereby. The word "Lender" shall be construed to include the Lender herein, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this the 11th day of September, 1973.

Earl L. Bayne (L.S.)
(Earl L. Bayne) (L.S.)

Signed, Sealed and Delivered
in the presence of

Louis [Signature]
(Louis [Signature])
S. C. K. E. Notary - Reg. 5-1-63

Lila S. Bayne (L.S.)
(Lila S. Bayne)

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