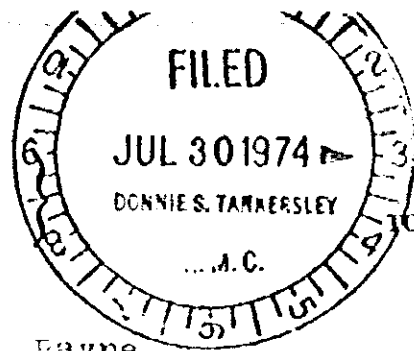


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lelia Bayne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Six hundred sixty and no 100 - - -

Dollars (\$ 660.00) due and payable

Repayable \$55.00 per month beginning the 15th day of March 1974
and continuing each successive month until paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid in advance.

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, its 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

All that certain tract of land in Highland Township, Greenville County on the Eastern side of Mush Creek Church Road as shown on plat of property of John T. Cox Estate made by S. H. Brockman, Surveyor, in February 1938 and being described in a survey recently made by W. P. Morrow by metes and bounds as follows:

BEGINNING on a point in the road and running with the road N. 77-15 W. 139 feet to a bend, thence S. 85-15 W. 223 feet to a bend; thence N. 71-45 W. 94 feet to a bend; thence N. 19-15 W. 115 feet to a bend; thence N. 3-15 W. 318 feet to a bend; thence N. 19-30 W. 204 feet to a bend; thence N. 18-45 W. 102 feet to a bend; thence N. 62-45 W. 284 feet to a bend; thence 56-45 W. 307 feet to a bend; thence N. 24-30 W. 114 feet to a stake on the West side of road; thence S. 81E. 762 feet to a chestnut oak; thence S. 6-20 E. 703 feet to a stone on the west side of a gully; thence S. 74-30 E. 486 feet to a persimmon stump; thence S. 25 W. 242 feet to the beginning corner; containing 8.50 acres.



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 whatsoever lawfully claiming the same or any part thereof.