

United Federal Savings and 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:

DUNCAN PHILIP BAYNES and JULIA B. BAYNES

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

WHEREAS, the Mortgagor is well and truly indebted unto UNITED 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 --FIFTEEN THOUSAND AND NO/100-----
DOLLARS (\$ 15,000.00), with interest thereon from date at the rate of ^{eight and three-}fourths (8 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.

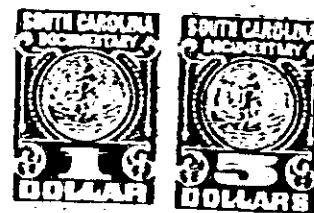
November 1, 1995

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, Fairview Township, and about one (1) mile northwest of the Town of Fountain Inn, and shown on a plat made by Lewis C. Godsey dated December 7, 1956, and being more fully described according to said plat, to-wit:

BEGINNING at an iron pin on the southern edge of Old U. S. Highway 276 (now known as U. S. Highway 14) and running thence S. 21-05 W., 240.3 feet to an iron pin at the joint corner of H. A. Rodgers and Etta G. Dean; thence along the Etta G. Dean property S. 81-14 E., 100 feet to an iron pin; thence N. 26-42 E., 250 feet to an iron pin on the eastern edge of Highway 14; thence with the edge of Highway 14, N. 81-14 W., 125 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed recorded in the R. M. C. Office for Greenville County in Deed Book 756 at Page 372 .



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