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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1415 PAGE 355

THIS MORTGAGE is made this 8th day of November 1977, between the Mortgagor, EARL BAYNE AND LILA S. BAYNE

(herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 23 S. Main St., P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

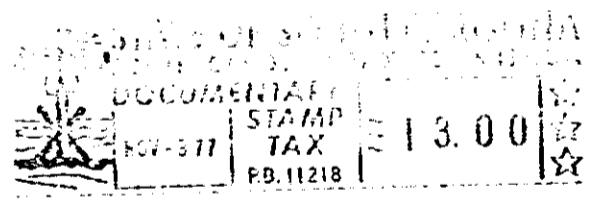
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2003

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land situate and lying in the County of Greenville, State of South Carolina consisting of 1.63 acres, more or less, as shown on plat entitled Survey for Earl L. Bayne prepared by W. R. Williams, Jr., dated September 23, 1977, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6K, at Page 24, and having the following metes and bounds, to-wit:

BEGINNING at a point at the center of the intersection of McCarrell Road and an unnamed county road and running thence S. 87-49 E. 208.4 feet to a point in the center of said McCarrell Road; thence running S. 7-33 E. 25.0 feet to an iron pin on the southern side of said McCarrell Road; thence running S. 7-33 E. 93.9 feet to an iron pin at the corner of the property, now or formerly known as the Evington property; thence running S. 69-00 W. 478.4 feet to an iron pin; thence running N. 16-35 E. 88.0 feet to an iron pin in the center of said McCarrell Road; thence running N. 27-27 E. 100.0 feet to an iron pin in the center of said road; thence running N. 39-10 E. 100.0 feet to an iron pin in the center of said road; thence running N. 62-34 E. 100.0 feet to the point of beginning.

This being a portion of the property conveyed to Earl L. Bayne and Lila S. Bayne from Charles A. Hawkins by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 984, Page 169, recorded September 17, 1973.



which has the address of McCarrell Travelers Rest, South Carolina 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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