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BOOK 1435 PAGE 818

DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE—Offices of Low, Myrton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

Mortgagee's Address:
c/o Cely Construction
PO Box 8497
Greenville, SC 29604

TO ALL WHOM THESE PRESENTS MAY CONCERN: CURTIS L. BAYNE and HELEN B. BAYNE

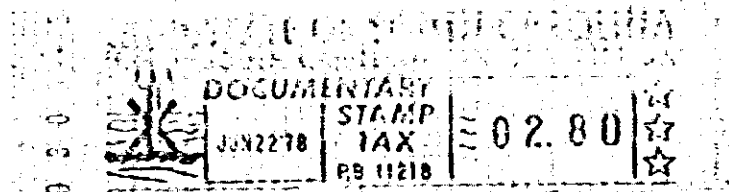
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CHARLES H. CELY, Trustee

(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

Seven thousand and No/100ths-----DOLLARS (\$ 7,000.00--),
with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

in monthly installments of ninety-eight and 96/100ths (\$98.96) dollars, commencing April 1, 1978, with a like payment on the same date of each month thereafter until paid in full.



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 Greenville, and being in Dunean Mills Village, being shown and designated as Lot No. 24 of Section VI. on Plat entitled "Subdivision for Dunean Mills, Greenville, S. C. ", prepared by Pickell & Pickell, Engineers, on June 7, 1948, revised June 15th and August 7th 1948, recorded in Plat Book S at Pages 173 through 177 and being described, according to said plat, more particularly, to-wit:

BEGINNING AT an iron pin at the northeastern corner of the intersection of Henry Street and Madden Avenue and running thence along said Avenue N. 1-19 E. 98.8 feet to an iron pin at the southeastern corner of the intersection of said Avenue and a fifteen-foot alley; thence along the southern side of said alley S. 88-46 E. 55.0 feet to an iron pin at the joint rear corner of Lots 23 and 24; thence along the common line of said Lots S. 1-19 W. 98.8 feet to an iron pin at the joint front corner of said Lots on the northern side of Henry Street; thence along said street N. 88-46 W. 55.0 feet to an iron pin, the point of beginning.

Derivation: Deed of Charles H. Cely, Trustee, recorded May 22, 1978, in Deed Book 1081, at Page 739.

The mortgagors do hereby agree to procure and maintain fire and extended coverage on the above described property and agree that the amount of coverage to be at least equal to the unpaid balance of the mortgage loan for so long as said mortgage is outstanding, and said mortgagors further agree that the mortgagee shall be named as such on any policy of fire and extended coverage affecting said property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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