

FILED
GREENVILLE CO. S.C.
SEP 23 9 32 AM '77
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1445 PAGE 694

THIS MORTGAGE is made this 25th day of September, 1978., between the Mortgagor, Betty H. Bayne (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

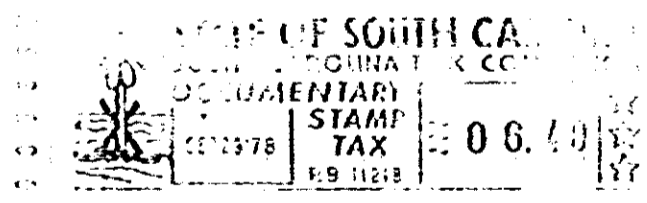
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and No/100-- (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 25, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2008.

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 certain piece, parcel or lot of land in Greenville County, State of South Carolina being known and designated as Lot No. 107, Section II of Westcliffe Subdivision as shown on plat thereof prepared by Piedmont Architects, December 11, 1963 and revised September 24, 1965 and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, at Pages 72, 73, 74 and 75.

BEGINNING at an iron pin on the southern side of Westcliffe Way, said iron pin being the joint front corner of Lots 107 and 108 and running thence N. 81-00 E. 165.0 feet to an iron pin, thence S. 9-39 E. 180.0 feet to an iron pin, thence N. 81-00 E. 90 feet to an iron pin, thence S. 5-16 E. 37.4 feet to an iron pin, thence S. 6-23 E. 156.9 feet, to an iron pin, thence S 28-25 W. 132.7 feet to an iron pin, thence S 15-02 W. 184.3 feet to an iron pin, thence S. 29-40 W. 129.8 feet to an iron pin, thence N. 73-34 W. 10.56 feet to an iron pin, said iron pin being the joint rear corner of Lots 107 and 108, thence with the common lines of said lots, N. 9-00 W. 749.4 feet to the point of beginning.

This is the same property acquired by the Mortgagor herein by deed of B. E. Huff to Betty H. Bayne, recorded in Deed Book 1076, at Page 689 in the R.M.C. Office for Greenville County.



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which has the address of 419 Westcliffe Way, Greenville, S.C., 29611 (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 seized 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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