

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
JAN 18 3 43 PM '80
DONNIE TANKERSLEY
R.M.C.

Mortgagee's Address:
P. O. Box 185
Travelers Rest, S.C. 29686

BOOK 1493 PAGE 557

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

LOVE, THORNTON, ARNOLD & THOMASON
FILE 127225 BY <i>Sewell</i>
N. O. <i>Claude A. Bailey</i>
REV. DE. 1471.2-1-12.7

TO ALL WHOM THESE PRESENTS MAY CONCERN: Claude Alvin Bailey

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

WHEREAS, the 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

Fifteen Thousand and no/100 ----- DOLLARS (\$15,000.00),
with interest thereon from date at the rate of 13.75 per centum per annum, said principal and interest to be repaid: in 84 monthly payments of Two Hundred Seventy-nine and 14/100 (\$279.14) Dollars each beginning February 17, 1980 and continuing on the 17th day of each consecutive month thereafter until paid in full. Payments will be applied first to interest and then to principal. At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person for any reason whatsoever.

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, Cleveland Township, on the southeastern side of Gap Creek Road, containing 30.2 acres, more or less, and being described more particularly according to plat by T. Craig Keith, R.L.S., dated February 23, 1974, recorded in Plat Book 5-F at page 76, to-wit:

BEGINNING at a point in the center of Gap Creek Road and running thence S 28-30 E, 76 feet to an iron pin; thence running nearly parallel to Gap Creek Road S 47-00 W, 147 feet to an iron pin at the corner of Tract No. 1; thence with the common line of said tract S 46-30 E, 3,920 feet to an iron pin at the joint rear corner of said tracts; thence N 50-30 E, 39 feet to an iron pin and dogwood; thence N 24-30 E, 520 feet to an iron pin; thence with the line of Tract No. 3 N 49-30 W, 3,230 feet to a point in the center of Gap Creek Road; thence with the center of said road S 41-00 W, 60 feet to a point in the center of Gap Creek Road; thence continuing down the center of said road S 37-00 W, 156 feet to a point in the center of said road, the point of beginning.

DERIVATION: Probate file of Mary Frances Johnson Bailey Myers recorded in the Probate Court of Greenville County in Apartment 1261, file 18; and Deed of Clyde Milford Bailey, etc. recorded September 26th, 1974 in Deed Book 1007 page 323.

ALSO

All that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State
(Continued on Back)

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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