

State of South Carolina

GRANTED FILED
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SOUTH CAROLINA
RECORDERS OFFICE
GREENVILLE

BOOK 1524 PAGE 3

Mortgage of Real Estate

County of Greenville

THIS MORTGAGE made this 4 day of November, 19 80.

by Ray W. Bayne, Jr.

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is Post Office Box 608, Greenville,
South Carolina 29602

WITNESSETH:

THAT WHEREAS, Ray W. Bayne, Jr.
is indebted to Mortgagee in the maximum principal sum of Ten thousand and 00/100
Dollars (\$ 10,000.00), which indebtedness is
evidenced by the Note of Patrick V. Bayne and Ray W. Bayne, Jr. of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is eight years after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the
aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications
thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with
Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may
subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all
renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether
direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed
\$10,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee
including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant,
bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel, or lot of land, with all improvements there-
on, or hereafter to be constructed thereon situate, lying and being in the
State of South Carolina, County of Greenville, being known and designated
as Lot No. 3 of a subdivision known as Pebble Creek, Phase I, as shown on
plat thereof prepared by Enwright Associates, Engineers, dated October, 1973,
and recorded in the R.M.C. Office for Greenville County in Plat Book 5-D at
pages 1-5, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Stallings Road at the
joint front corner of Lots 2 and 3 and running thence with the joint line
of said lots N. 52-06 W. 203.92 feet to an iron pin at the joint rear cor-
ner of Lots 2 and 3; running thence with the rear line of Lot 3 S. 22-49
W. 82 feet to an iron pin at the joint rear corner of Lots 3 and 4; running
thence with the joint line of said lots, S. 36-34 E. 189.73 feet to an iron
pin on the northwestern side of Stallings Road at the joint front corner of
Lots 3 and 4; thence with the northwestern side of Stallings Road N. 37-49
E. 130 feet to the point of beginning.

This being the same property conveyed to Ray W. Bayne, Jr. by deed of
Pebble Creek, Ltd., a Limited Georgia Partnership by Carolina Investment
Management Corporation, recorded in the R.M.C. Office for Greenville
County on June 16, 1976, in Deed Book 1038 at page 92 and by deed of
Edna P. R. Bayne recorded 5 September 1979 in Deed Book 1110 at page 800.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident
or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto
(all of the same being deemed part of the Property and included in any reference thereto).

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