

MORTGAGE OF REAL ESTATE -

BOOK 1530 PAGE 117

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 14 9 30 AM '81

WHEREAS, Curtis Mc Bayne R.M.C. and Helen B. Bayne

(hereinafter referred to as Mortgagor) is well and truly indebted unto the Greenville County Redevelopment Authority

(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 Ten Thousand, Nine Hundred Fifty and no/100 ----- Dollars (\$ 10,950.00) due and payable in 180 consecutive monthly installments of Seventy Five and 66/100 (\$75.66) Dollars, due and payable the 15th of each month, commencing on February 15, 1981

with interest thereon from said date at the rate of 3% per centum per annum, to be paid: monthly

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, 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 to 177 and being described, according to said plat, more particularly, to-wit:

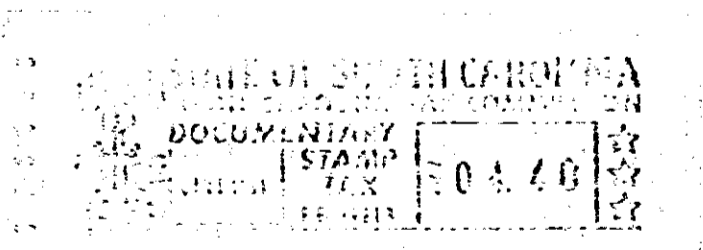
BEGINNING at an iron pin at the northeastern corner of the intersection of Henry Street and Madden Avenue and running thence along said Avenue N. 1-19 E. 98.8 feet to an iron pin at the southeastern corner of the intersection of said Avenue and a fifteen-foot alley; thence along the southern side of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

DERIVATION: This being the same property conveyed to the mortgagors herein by virtue of a deed from Charles H. Cely, Trustee recorded in Deed Book 1081 at Page 739 on June 22, 1978 in the RMC Office for Greenville County, South Carolina.

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Greenville County Redevelopment Authority
Bankers Trust Plaza Box PP-54
Greenville, South Carolina 29601



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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