

Route 4 Box 544A Travelers Rest, S.C. 29690

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GR... FILED
CO. S. C. MORTGAGE OF REAL ESTATE
JUN 9 3 04 PM '81
H.C. WINTERSLEY

BOOK 1543 PAGE 611

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, EARL L. BAYNE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CURTIS E. BAKER AND DOLCA P. BAKER

(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 Twenty Thousand Five Hundred and No/100-----

Dollars (\$ 20,500.00) due and payable

In monthly installments of Two Hundred Forty-Eight and 73/100 Dollars (\$248.73) commencing July 1, 1981 and Two Hundred Forty-Eight and 73/100 Dollars (\$248.73) on the first day of each and every month thereafter until paid in full.

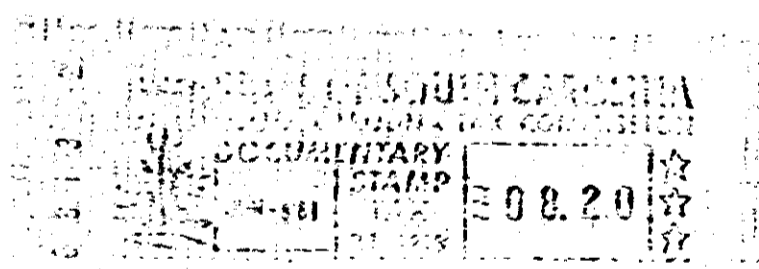
with interest thereon from date hereof at the rate of Eight (8) per centum per annum, to be paid: Monthly

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, being shown and designated as a 12.36 acre tract, more or less, on a plat entitled, "Survey for Earl L. Bayne," prepared by Charles F. Webb, Surveyor, dated March, 1981, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 88, at Page 33, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of a Duke Power Company right of way and running thence N. 81-57 E. 235.89 feet to an iron pin; thence running S. 86-34 E. 195.10 feet to an iron pin; thence running N. 85-02 E. 302.44 feet to an iron pin in a creek; thence running N. 72-55 E. 232.66 feet to an iron pin at the line of other property of the Grantee; thence turning and running with said property, N. 4-08 W. 160.3 feet to a point; thence running N. 20-32 W. 128.5 feet to a point; thence running N. 15-35 W. 200 feet to an iron pin; thence turning and running S. 88-52 W. 108.6 feet to an iron pin; thence running S. 88-25 W. 583.18 feet to an iron pin; thence running S. 53-51 W. 198.04 feet to an iron pin; thence running N. 69-46 W. 240.74 feet to the western side of a Duke Power Company right of way; thence with said right of way, S. 24-06 E. 587.39 feet to the beginning corner, containing 12.36 acres, more or less.



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Derivation: Curtis E. Baker and Dolca P. Baker, Deed Book 1149, at Page 568, recorded June 9, 1981

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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