

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
JUN 23 3 49 PM '83
R.M.L. RILEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY W. BURNS and VERNON W. BURNS

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. M. BAYNE, JR.

(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 -----

-----TWO THOUSAND FIVE HUNDRED & NO/100----- Dollars (\$ 2,500.00) due and payable

in twenty-five (25) equal installments of One Hundred Dollars (\$100.00) each beginning July 1, 1983 and on the first day of each month thereafter until paid in full.

~~with interest thereon from~~ ~~XXXXXX~~ ~~XXXXXXXXXXXXXXXXXXXX~~

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 located near S.C. Highway 417, and having, according to a plt of survey for Mary W. Burns and Vernon W. Burns, prepared by C. O. Riddle, R.L.S., dated June 3, 1983, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the northerly corner of other property belonging to Mortgagors herein and running thence along the line of said property S. 30-55 W. 385.42 feet to an old iron pin; thence along property now or formerly of Bayne N. 33-06 W. 295.82 feet to a new iron pin; thence continuing with property now or formerly of Maggie E. and T. M. Bayne, Jr. N. 38-20 E. 310.61 feet to an iron pin new; thence continuing with line of property now or formerly of Bayne S. 46-04 E. 231.83 feet to an old iron pin, the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of T. M. Bayne, Jr., et al, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUN 23 03 TAX 01.00

400 3 46331A01

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 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.

699

4328-11-2