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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1633 PAGE 535

# MORTGAGE

THIS MORTGAGE is made this 25th day of October 1983, between the Mortgagor, Billy K. Bayne (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

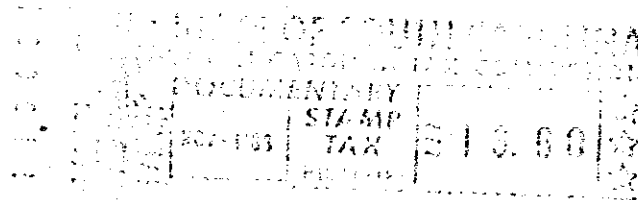
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand and No/100 (\$34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, containing 1.11 acres as shown on a plat of property prepared for Billy K. Bayne by R. B. Bruce, RLS, dated October 28, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10-D at Page 65 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin in the northeastern edge of Scuffletown Road (said old iron pin lying approximately 1800 feet from Highway SC 296), joint front corner with property now or formerly of B. F. Childress, and running N. 60-37 E., 328.6 feet to an old iron pin; thence turning and running S. 13-08 E., 183.4 feet to an old iron pin; thence turning and running S. 60-34 W., 221.3 feet to an old iron pin in the northeastern edge of Scuffletown Road, joint front corner with property now or formerly of Thomas N. Minyard; thence turning and running N. 47-00 W., 185.0 feet to an old iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of J. T. Bayne recorded in the RMC Office for Greenville County in Deed Book 850 at Page 513 on August 20, 1968 and also by deed of Rebecca W. Bayne, of even date, to be recorded herewith.



which has the address of Rt. 5, Box 474, Scuffletown Road, Simpsonville, South Carolina (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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RECORDED  
OCT 25 1983

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