

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, S. L. Bayne and Irene A. Bayne

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

RECORDED
GREENVILLE, S. C.
APR 6 11 55 AM 1930
OLLIE FARRINGTON
R. M. C.

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 and No/100 - - -

DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 Greenville Township, on the Western side of Hampton Avenue Extension, and being a portion of Lot No. 7 of Block A as shown on Plat of Theron Earle lands recorded in Plat Book A, at page 141, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the Western side of St. Claire Street, or Hampton Avenue Extension, and running thence with said Street, N. 18 E. 68 feet to corner of Lot No. 6; thence with the line of said lot, N. 72-00 W. 114.5 feet to iron pin, corner of the Riley Andrews lot; thence in a line parallel with St. Claire Street or Hampton Avenue Extension, S. 18 W. 68 feet to an iron pin in line of Lot No. 8; thence with the line of Lot No. 8, S. 72-00 E. 114.5 feet to the beginning corner.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, just outside the corporate limits of the City of Greenville located in the rear of St. Clair Street and being known as part of Lot No. 7 of Block A on Plat of the Theron Earle land and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on line of Lots Nos. 7 and 8, 114½ feet west of St. Clair Street, and running thence N. 18 E. 68 feet on a parallel line with St. Clair Street to iron pin on line of Lot No. 6; thence with line of Lot No. 6, N. 72 W. 97½ feet to iron pin in line of 30 foot street; thence with said street, S. 64 W. 46 feet to stake; thence with line of Lot No. 11, S. 26 E. 50 feet to stake; thence with line of Lot No. 8, S. 72 E. 97½ feet to the beginning corner.

The above described lots being the same conveyed to the Mortgagor by Earle Clyde Batson, et al, by Deed of even date to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.