

State of South Carolina

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BOOK 1554 PAGE 684

DONALD LANKERSLEY  
R.M.C.

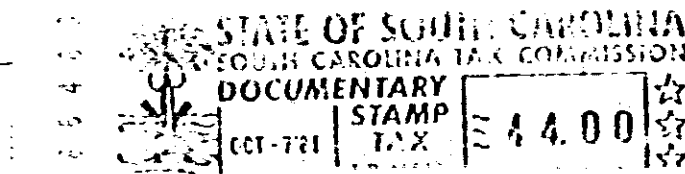
Mortgage of Real Estate



County of Greenville

THIS MORTGAGE made this 5th day of October, 19 81,by Jimmy O. Bayne(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:



THAT WHEREAS, Jimmy O. Bayne  
is indebted to Mortgagee in the maximum principal sum of One Hundred Ten Thousand and No/100-----  
----- Dollars (\$ 110,000.00-----), which indebtedness is  
evidenced by the Note of Jimmy O. Bayne of even  
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of  
which is October 5, 1986, five yrs after the date hereof, the terms of said Note and any agreement modifying it  
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid  
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the  
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,  
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by  
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other  
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all  
indebtedness outstanding at any one time secured hereby not to exceed \$ 110,000.00, plus interest thereon, all  
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,  
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,  
the following described property:

ALL that certain piece, parcel or lot of land, with all improvements thereon  
or hereafter to be constructed thereon, situate, lying and being in the State  
of South Carolina, County of Greenville, located on the northeastern side of  
Woodruff Road and Batesville Road and shown as 14.57 acres on a plat entitled  
"Property of Jimmy O. Bayne" prepared by Robert Jordan, dated May 21, 1969,  
and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-B,  
at Page 53A, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of the Woodruff Road at the  
joint corner of property now or formerly of Green and running thence with the  
Green line, N. 36-40 E. 936.8 feet to an iron pin; thence N. 16-25 E. 157.9  
feet to an iron pin on the line of other property of R. C. Kendricks; thence  
with the common line of property now or formerly of R. C. Kendricks, N. 70-57  
W. 1,011.5 feet to an iron pin on the eastern side of Batesville Road; thence  
along the side of said road, S. 9-55 E. 1,141.9 feet to an iron pin near the  
intersection of Batesville Road and Woodruff Road; thence with the intersection  
of said roads, S. 44-45 E. 38.3 feet to an iron pin; thence along the northern  
side of the Woodruff Road, S. 57-50 E. 152.2 feet to an iron pin at the point  
of beginning.

**LESS AND EXCEPT:** ALL that piece, parcel or tract of land located and lying and  
being in the State of South Carolina, County of Greenville on the eastern side  
of Batesville Road, near its intersection with Woodruff Road, Highway 146 and  
having, according to a plat of property of Jimmy O. Bayne, made by C. O. Rid-  
dle, dated December, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Batesville Road, 684.46 feet  
from an iron pin at the intersection of Batesville Road and Woodruff Road and  
running thence with the eastern side of Batesville Road, N. 9-56 W. 12 feet  
to an iron pin; thence with the joint line of property now or formerly of R. C.  
Kendricks, S. 70-59 E. 1,011.5 feet to an iron pin; thence S. 16-23 W. 157.7  
feet to an iron pin; thence S. 36-40 W. 254.3 feet to a point at the joint  
corner of other property of Jimmy O. Bayne; thence with the joint line of said  
other property of Jimmy O. Bayne, N. 70-59 W. 720.4 feet to an iron pin on the  
eastern side of Batesville Road, containing 8.11 acres.

This is a portion of the property conveyed to the (See Addendum attached hereto)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or  
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the  
same being deemed part of the Property and included in any reference thereto);