

MORTGAGE

BOOK 1555 PAGE 475

FILED GREENVILLE CO. S. C.

THIS MORTGAGE is made this 12th day of October 1981 between the Mortgagor, W. Alan & Betty B. Bayne (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a Federal Home Loan Bankers Association organized and existing under the laws of South Carolina whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

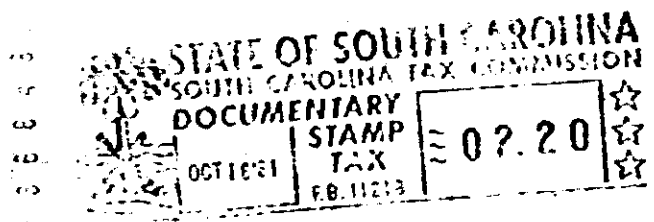
WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$ 5,500.00 which indebtedness is evidenced by Borrower's note dated October 12, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 1, 1986;

TO SECURE to Lender 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, 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Ranier Street, being known and designated as Lot No. 35 as shown on plat entitled GREEN FOREST, SECTION C, prepared by Woodward Engineering Co., and recorded in the RMC Office for Greenville County, S. C. in Plat Book KK, at Page 87, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Ranier Street at the joint front corner of Lots Nos. 35 and 36 and running thence with the common line of said Lots, S 17-30 E, 198.5 feet to an iron pin; thence S 86-26 W, 100 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 35; thence N 18-23 W, 175 feet to an iron pin on the southern side of Ranier Street, N. 71-37 E, 100 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of William A. Percival and Sarah C. Percival recorded in Deed Book 1103 at page 987 on June 4, 1979.



which has the address of 2 Ranier Street, Taylors, South Carolina 29687 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows: 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note. 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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