

GEORGE F. TOWNES, ATTORNEY
P. O. BOX 391
GREENVILLE, S. C. 29602

Security Federal MORTGAGE

GREVILLE
DONNIE
R.P.

THIS MORTGAGE is made this 20th day of May 1983 between the Mortgagor, James Baylor and Mary E. Baylor (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Three Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 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 July 1, 1990;

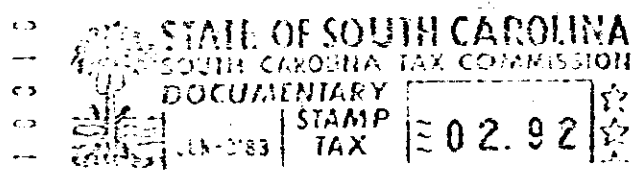
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those two lots of land in the City and County of Greenville, S.C., on Casey Street described as follows:

LOT A Beginning at a stake on Casey St. 40 ft. southwest from the Southwest corner of said street and an alley and running thence about N. 70 W. 75 ft. to a stake in the rear; thence about S. 21-30 W. ft. more or less to a stake at a bend in this rear line; thence S. 38 W. ft. more or less to a stake at corner of lot now or formerly of J.H. Moore; thence along Moore's line about S. 63-25 E. seventy-three and one-half ft. to a stake on said Casey St; thence along said street 40 ft. to the beginning.

This is the same property conveyed to the mortgagors and to Mamie Moseley by Ellison G. Webster, Jr., by deed dated 8/6/47 and recorded 8/8/47 in Deed Book 316, page 345. The interest of Mamie Moseley passed one-half by intestate descent to her son, James Baylor, and one-half to her husband, James R. Moseley. James R. Moseley conveyed his interest to James Baylor by deed dated 11/3/77 and recorded 11/8/77 in Deed Book 1068, page 117.

LOT B Beginning at an iron pin at the southwest corner of Casey St. Extension with Jenkins Alley, and running thence along Casey St. Extension 40ft., more or less, to a stake at the joint front corner of other property, now or formerly belonging to the grantor; thence along the joint line of the subject lot with other property now or formerly belonging to the grantor a westerly direction 75 ft. to a stake; thence in a northerly direction 4 ft, more or less, to a stake on Jenkins Alley; thence along the edge of Jenkins Alley in a easterly direction to the beginning corner.

This is the same property conveyed to James A. Baylor by Gladys S. Gilmer by deed dated 12/11/70 and recorded 12/11/70 in Deed Book 904, page 386.



which has the address of 102 Casey St., Greenville, S.C. 29601 (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.

104
1 JUN 28 3 53

0904

4325 RW 2