300x 1386 PASE 452

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Mhom These Presents May Concern:

Mherens:

DAVID LEROY BAYNE

thereinafter referred to as Mortgagor) is well and truly indebted unto C. E. ROBINSON, JR., TRUSTEE, TRUST ESTATE OF B. M. McGEE UNDER DEED

thereinafter 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

in monthly installments of One Hundred and no/100 (\$100.00) Dollars, until paid in full, payments applied first to interest and then to principal. If not paid on or before five (5) years from date, mortgagee can, at its option, demand payment in full,

with interest thereon from date at the rate of eight (8%) per centum per annum to be paid: monthly

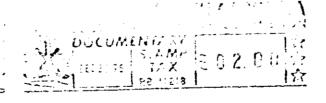
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, being shown on plat of property of David L. Bayne, prepared by Campbell & Clarkson, Surveyors, Inc., dated November 18, 1976, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in center of Dunklin Bridge Road and running thence with the center line of Dunklin Bridge Road, the following metes and bounds, to wit: S. 17-52 E., 30 feet to a point; thence S. 13-07 E., 50.0 feet to a point; thence S. 07-51 E., 50 feet to a point; thence S. 02-32 E., 49.99 feet to a point; thence S. 03-10 W., 50.01 feet to a point; thence S. 07-20 W. 100.0 feet to a point; thence S. 08-56 W., 159.5 feet to a point in center line of Duke Power Company right of way; thence with the center line of said right of way S. 88-49 W., 504.77 feet to a point; thence leaving the center line of said right of way and running S. 01-11 E., 84.0 feet to a point in center line of creek; thence with the center line of said creek as the line, the meanders of which are as follows: S. 87-49 W., 120.3 feet to a point; thence S. 78-46 W., 94.6 feet to a point; thence N. 57-44 W., 107.85 feet to a point; thence S. 83-39 W., 105.88 feet to a point; thence S. 76-56 W., 129.07 feet to a point; thence N. 73-20 W., 93.05 feet to a point; thence N. 81-03 W., 96.27 feet to a point; thence S. 88-38 W., 42.41 feet to a point; thence S. 86-17 W., 42.3 feet to a point; thence leaving said branch and running N. 01-15 E., 228.1 feet to a found stone; thence N. 78-00 E., 1240.55 feet to a point in the center of Dunklin Bridge Road, the beginning corner, containing 12.5 acres, more or less.

This being the same property as conveyed to the Grantor by deed of Doris G. Bramlett, Tr., and recorded in the R.M.C. Office for Greenville County on December 30, 1976.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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