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BOOK 1537 PAGE 633

MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

APR 8 2 52 PM '81
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 86 PAGE 159

WHEREAS, DONALD L. BAYNE AND LILLIE AVNELL WOOTEN BAYNE

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FINANCEAMERICA CORPORATION

(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

Fifty five thousand nine hundred twenty and 00/100 Dollars (\$ 55,920.00) due and payable in 120 equal monthly installments of \$466.00 with the first payment due May 13th, 1981.

BEGINNING at an iron pin in the center of Rainey Road on the northern side of the right of way of State Park Road, and running thence with the northern side of the right of way of State Park Road, N. 73-30 W., 235 feet to a point; thence, leaving State PARK Road and running N. 16-53E., 293 feet to an iron pin; thence, S. 62-00 E., 130 feet to an iron pin; thence, S. 81-00, 187 feet to a point in the center line of Rainey Road; thence with the center line of Rainey Road, S. 15-00 W., 67 feet to a point; thence continuing with the center line of Rainey Road, S. 28-10 W., 80 feet to a point; thence continuing with the center line of Rainey Road, S. 40-36 W., 160 feet to the point of beginning.

FOR derivation of title see records of the estate of Henry C. McCauley, deceased, in the Greenville County Probate Court in Apartment 1117 at File 3.

THIS conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property. JUL 16 1984

Grantees agrees to pay 1978 property taxes.
Grantees mailing address is Route 5, State Park Road, Greenville, SC 29609.

This is the identical property that the Grantees received from Genieve McCauley and Tirmie Rex McCauley in Deed Book 1081, Page 678, recorded 6/21/78 + dopts 6/21/78.

PAID
FinanceAmerica Corporation
6/25/84
DATE
1682
Don L. Bayne & Lillie Bayne
Witness
Witness

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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.