

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

JUN 6 12 23 PM '74 THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, CLETUS M. BAYNE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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 Three Thousand Seven Hundred Twenty and 60/100----- Dollars (\$ 3,720.60 ) due and payable

\$103.35 per month commencing July 8, 1974, and on the 8th day of each month thereafter until paid in full.

with interest thereon from date at the rate of Seven (7%) percentum 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, in Saluda Township, near State Highway 11, adjoining property of the Grantor and the Grantee and having, according to a plat made by Carolina Surveying Company, April 21, 1973, entitled "Survey for L. C. Neloms, the following metes and bounds, to-wit:

BEGINNING at a point at the joint corner of property of the Grantor and the Grantee, 682.9 feet from Highway 11 and running thence with the joint line of Gosnell, N. 5-30 W. 100 feet to an iron pin; thence N. 81-47 E. 151.4 feet; thence S. 10-25 E. 100 feet to an iron pin, joint corner of the Grantor and the Grantee; thence S. 81-48 W. 160 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Saluda Township, Greenville County, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Highway No. 11, and running thence with the center of said road, 210 feet; thence N. 5-30 E. 630 feet; thence parallel with the road line, 210 feet to a point in Albert Thurston line; thence with said line, S. 5-30 W. 630 feet to the point of beginning, containing three acres, more or less.

LESS, HOWEVER, ALL that piece, parcel or lot of land in Saluda Township, Greenville County, State of South Carolina, fronting at a point on State Highway 11 and having, according to a plat made by Carolina Surveying Company, April 21, 1973, entitled "Survey for L. C. Neloms", the following metes and bounds, to-wit:

BEGINNING at a point on the North side of Highway 11 at the joint corner of the Grantor and Grantee and running thence N. 10-25 W. 582.7 feet to an iron pin, joint corner of the property of the Grantor and Grantee; thence N. 81-48 E. 50 feet to an iron pin, joint corner of the Grantor and Grantee; thence S. 5-30 E. 582.9 feet to an iron pin on the North side of Highway 11, the point of beginning.



...to the same belonging in any way incident or appurtenant, and including all heating, plumbing, and lighting 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.

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