

FILED
GREENVILLE S.C.
AUG 11 4 28 PM '83
DONNIE S. DEY

MORTGAGE

THIS MORTGAGE is made this 10th day of August, 1983, between the Mortgagor, H. Kenneth Bayne, Jr. and Sherry E. Bayne, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand Nine Hundred and no/100-- (\$29,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013;

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 that certain piece, parcel or lot of land situate, lying and being in Oneal Township, County of Greenville, State of South Carolina, lying on the northerly side of Groce Meadow Road, being a portion of that property shown on a plat entitled "Property of Dorothy C. Hart" recorded in the RMC Office for Greenville County in Plat Book 9-D at Page 78, and having, according to a more recent plat entitled "Property of H. Kenneth Bayne, Jr. and Sherry E. Bayne" dated August 8, 1983, prepared by Carolina Surveying Company and recorded in the RMC Office for Greenville County in Plat Book 9Y at Page 11, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Groce Meadow Road lying approximately 320 feet, more or less, from the intersection of Few's Bridge Road and running along the center of Groce Meadow Road N. 71-33 W. 353.3 feet to a point in Groce Meadow Road; thence running N. 40-21 E. 360.8 feet to an old iron pin; thence running S. 71-10 E. 200.1 feet to an old iron pin; thence running S. 15-16 W. 333.9 feet to a nail and cap in the center of Few's Bridge Road, being the point of beginning; said property containing 2.12 acres, more or less.

This is the same property conveyed to the Mortgagors herein by deed of Samuel J. Tapp, Jr. of even date and to be recorded herewith.

which has the address of Rt. 2, Groce Meadow Rd., Taylors, S.C. 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, 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 seized 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.

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