

MAY 7 3 54 PM 1954

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE. } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

RAY W. BAYNE of
Greenville, S. C. , hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

organized and existing under the laws of the United States of America , a corporation
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Ten Thousand Eight Hundred
Dollars (\$ 10,800.00), with interest from date at the rate of four and one-half per centum
(4½ %) per annum until paid, said principal and interest being payable at the office of Fidelity
Federal Savings and Loan Association in Greenville, S. C.
or at such other place as the holder of the note may designate in writing, in monthly installments of
Sixty-eight and 36/100 ----- Dollars (\$ 68.36),
commencing on the first day of July , 19 54 , and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of June , 19 74 .

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) 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, the following-described real estate situated in the County of Greenville ,
State of South Carolina:

All that certain piece, parcel or lot of land, with buildings and improve-
ments thereon, situate, lying and being near the City of Greenville, in the
County of Greenville, State of South Carolina, on the Southwestern side of
Franklin Road, constituting a portion of Lot 10, all of Lot 11 and a portion of
Lot 12 of the J. P. Rosamond property, a plat of which is recorded in the R.M.C.
Office for Greenville County, S. C., in Plat Book H, at pages 185 and 186. The
within mortgaged premises are described according to a recent plat prepared by
Piedmont Engineering Service, Greenville, S. C., dated May 5, 1954, entitled
"Property of Ray W. Bayne, Near Greenville, S. C.", and having according to said
plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southwestern side of Franklin Road, which
iron pin is 55 feet from the intersection of Franklin Road and Eugene Street,
and running thence S. 25-15 W. 160.0 feet to an iron pin; thence S. 64-45 E.
100.0 feet to an iron pin; thence N. 25-15 E. 160.0 feet to an iron pin on the
Southwestern side of Franklin Road; thence along the Southwestern side of
Franklin Road N. 64-45 W. 100.0 feet to an iron pin, the beginning corner.

The above described property is the identical property conveyed to the
mortgagor herein by deed of Lena Ruth K. Taylor and W. Ralph Taylor of even
date and to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing or 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 and equipment now or hereafter
attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the