

REC'D
MAY 27 4 11 PM '79
SOUTH CAROLINA
RECORDERS OFFICE
GREENVILLE

MORTGAGE

1415 419

This document is subject to the provisions of the National Housing Act of 1934, as amended, and the National Housing Act of 1954, as amended.

WITH DEFERRED INTEREST AND INCREASING MONTHLY INSTALLMENTS
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREGORY J. BAYNE and SHARON S. BAYNE of
Greenville, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
AIKEN-SPEIR, INC.

, a corporation
organized and existing under the laws of South Carolina hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of

FIFTY-FIVE THOUSAND & NO/100 Dollars (\$55,000.00) with interest from date at the rate
of Ten per centum (10 %) per annum until paid, said principal
and interest being payable at the office of Aiken-Speir, Inc.

in Florence, South Carolina
or at such other place as the holder of the note may designate in writing, in monthly installments of ~~Dollars~~ ^{YK AB}

ACCORDING TO THE SCHEDULE ATTACHED TO SAID NOTE ~~Dollars~~ ^{YK AB},
commencing on the first day of October, 1979, and on the first day of each month thereafter 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 September, 2009.

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 Mort-
gagor 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 situate, lying and being
in Paris Mountain Township, Greenville County, South Carolina, being the
greater portion of Lot 90, Dronfield Court, as shown on a plat of BUXTON
Subdivision, recorded in the R.M.C. Office for Greenville County in Plat
Book 4-N, at Page 3, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Dronfield Court, joint front
corner of Lots 89 and 90, and running thence with the common line of said
Lots, S. 63-47 E. 112.85-feet to an iron pin on the western side of Crestwood
Drive; thence S. 27-34 W. 222.45-feet to an iron pin; thence S. 43-55 W.
4.05-feet to an iron pin; thence with a new line through Lot 90, N. 58-12
W., 18.7-feet to an iron pin on the joint line of Lots 90 and 91; thence
with the common line of said lots, N. 7-45 W., 220-feet to an iron pin
on the southerly side of the turnaround of Dronfield Court; thence with
the curve of said Court, the chord of which is N. 66-27 E., 55-feet to the
beginning corner.

This being the same property conveyed to the mortgagors by deed of even
date herewith from James T. Stutts and Pamela E. Stutts; and being conveyed
to James T. Stutts and Pamela E. Stutts by Robert L. Garrison and Raye B.
Garrison as recorded in the R.M.C. Office for Greenville County in Deed
Book 1096, at Page 148 on January 29, 1979.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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 heremabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whosoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty
(30) days prior to prepayment.