

THE PALMETTO BANK

State of South Carolina
County of GREENVILLE

THIS MORTGAGE is dated

FILED
GREENVILLE CO. S. C.

NOV 7 3 20 PM '83

DONNIE W. WILKINSLEY
R.M.C.

VOL 1832 PAGE 376

Mortgage of Real Estate

19 83

THE "MORTGAGOR" referred to in this Mortgage is J. Lamont Bayne

whose address is Route 1, Highway 146, Simpsonville, SC 29681

THE "MORTGAGEE" is The Palmetto Bank

whose address is P. O. Box 728, Simpsonville, South Carolina 29681

THE "NOTE" is a note from J. Lamont Bayne

to Mortgagee in the amount of \$ 28,586.00, dated November 7, 19 83. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The

final maturity of the Note is November 4, 19 88. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under

paragraph 13 below, shall at no time exceed \$ 28,586.00, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

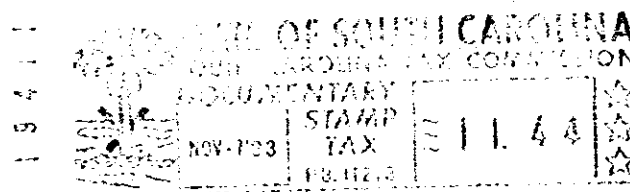
THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL that certain piece, parcel, or tract of land, situate, lying, and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by W. R. Williams, Jr., October 5, 1983, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-C, at Page 57, having the following courses and distances, to-wit:

BEGINNING at an old iron pin at the northeastern corner of the tract, joint corner with property now or formerly belonging to Hinton and running thence with the common line with the said Hinton, S. 11-41 E. 199.6 feet to an old iron pin in the common line with property now or formerly belonging to Verdin; thence running with the common line with the said Verdin, S. 67-54 W. 1193.9 feet to an old iron pin, joint front corner with property now or formerly belonging to Maxwell; thence running with the common line with the said Maxwell, N. 31-51 W. 437.1 feet to an old iron pin, joint corner with property now or formerly belonging to Cooper; thence running with the common line with the said Cooper, N. 49-40 E. 411.4 feet to an iron pin, joint corner with property now or formerly belonging to Bayne; thence running with the common line with the said Bayne, S. 48-45 E. 280.5 feet to an old iron pin; thence continuing with the common line with property with the said Bayne, N. 76-03 E. 795 feet to an old iron pin, the point of BEGINNING.

Also, all the right, title, and interest which the Grantor has to the right of ingress and egress over the roadway from the subject property to the highway, as indicated on that certain plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM, at Page 27, and which said right-of-way is more fully described in that certain deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 605, at Page 309.

With within property is the identical property conveyed to J. Lamont Bayne by deed of Ethel Rodgers Jenkins by deed dated November 7, 1983, which said deed is being recorded simultaneously with the recording of the within instrument.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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