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GREENVILLE CO. S.C.
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DONNIE S. TAMMERSLEY
R.M.C.

VOL 1693 PAGE 504

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John W. Baucum, Jr.

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MORTGAGE

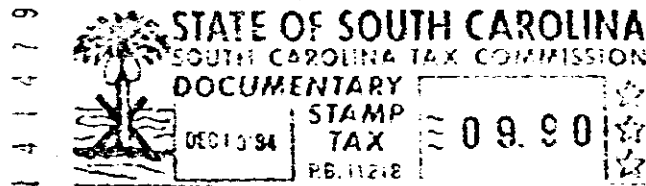
No. 78043037

THIS MORTGAGE ("Security Instrument") is given on December 7, 1984.
19. The mortgagor is JOHN W. BAUCUM AND FRANCES R. BAUCUM
("Borrower"). This Security Instrument is given to
C & S Real Estate Services, Inc., which is organized and existing
under the laws of South Carolina, and whose address is 5900 Core Ave.,
P.O. Box 10636, Charleston, SC, 29411 ("Lender").
Borrower owes Lender the principal sum of THIRTY-THREE THOUSAND AND NO/100
Dollars (U.S. \$ 33,000.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
paid earlier, due and payable on January 1, 2000. This Security Instrument
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
assigns the following described property located in Greenville County, South Carolina:

ALL that certain piece, parcel or lot of land located in the County
of Greenville, State of South Carolina, and being known and designated
as Lot No. 176, Rosebay Drive, on plat entitled "Dove Tree" prepared by
Piedmont Engineers and Architects dated September 18, 1972, and revised
August 25, 1973, recorded in the R.M.C. Office for Greenville County
in Plat Book 4-X at pages 21-23, and also being shown on a plat of
property of John W. Baucum and Frances R. Baucum dated November 29,
1984, prepared by Freeland & Associates, recorded in Plat Book 14D
at page 34 in the R.M.C. Office for Greenville County, and having,
according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Rockrose Road at its
corner with Rosebay Drive; thence S. 24-33 E. 145 feet to a point;
thence turning and running S. 60-51 W. 121 feet to a point; thence
turning and running N. 25-48 W. 177.3 feet to a point on Rosebay Drive;
thence running along Rosebay Drive N. 64-15 E. 99.5 feet to a point;
thence S. 70-09 E. 35 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of
Paul Alan Tennyson and Janice Mae Tennyson recorded February 6, 1984,
in Deed Book 1205 at page 847 in the R.M.C. Office for Greenville
County.



which has the address of 104 Rosebay Drive, Greenville, South Carolina 29607
[Street] [City]
South Carolina ("Property Address");
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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