

P. O. Box 937
Greenville, S. C. 29602

DEC 1 12 25 PM '78

BOOK 1451 PAGE 755

MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1978, between the Mortgagor, Willard T. Bayne (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

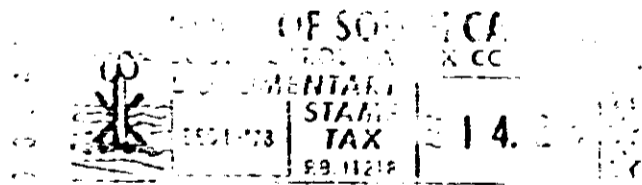
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand Five Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008.

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 _____, State of South Carolina:

All that piece, parcel or tract of land situate, lying and being on the southern side of Little Texas Road, near the Town of Travelers Rest, in the County of Greenville, State of South Carolina, and shown and designated as a 2.02 acre tract of Property of Willard T. Bayne on plat prepared by Richard D. Wooten, dated November, 1978. Also shown as the Property of W. F. Shivers on a plat recorded in the RMC Office for Greenville County in Plat Book 4U, at page 34, and according to the former plat, has the following metes and bounds, to wit:

BEGINNING at a point in the center line of Little Texas Road, at the joint corner of this tract and property now or formerly of Robertson, and running thence with the joint line of said property, S. 6-30 W., 490.2 feet to an iron pin; running thence N. 86-06 W., 278.5 feet to an iron pin; running thence N. 0-41 W., 213.8 feet to an iron pin in the center line of Little Texas Road, which point is approximately 4,800 feet from the intersection of State Park Road, and running thence with the center line of State Park Road, the following courses and distances, to wit: N. 76-45 E., 85 feet, N. 62-47 E., 180 feet; N. 31-21 E., 178.7 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Thomas C. Shivers and Mary Ann B. Shivers, of even date, to be recorded herewith.



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which has the address of Little Texas Road, Rt. 5, Box 260 Travelers Rest, S. C. 29690 (herein "Property Address");
(Street) (City) (State and Zip Code)

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 seised 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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