country of Greenville

MORTGAGE OF REAL ESTATE

 $5.0 \, \text{to}$ all whom these presents may concern:

Pot 11 3 or PH '84

WHEREAS. Kenneth Bayne and Ava Jo Bayne

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust P. O. Box 544, Travelers Rest, SC

according to the terms of a note executed October 1, 1984, and fully incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land, commencing at a point where the W. B. Allen (now or formerly) property intersects the Old Buncombe Turnpike Road, being the North East corner of the said Allen property, and runs thence with the Allen north line, S. 72 W. 300 feet to a stake; thence N. 12-35 W. 227 feet to a small black gum tree; thence N. 12-35 W. 366 feet to the new highway; thence with the west edge of said highway S. 15-40 E. 227 feet to a stake; thence S. 72 W. 85 feet to the beginning, and contains 2.1 acres.

FURTHER, the said Grantor's grant to the said Grantee's the right to use all the water rights as required for his conveniences, from the White Oak or Allen Springs.

THIS being the same property conveyed to the Mortgagors herein by deed of Edgar McDowell, et al., recorded in the RMC Office for Greenville County in Deed Book 1107, Page 974, on July 27, 1979.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property except a mortgage to Edgar McDowell, et al., recorded in the RMC Office for Greenville County in Mortgage Book 1474, Page 969, and having an original balance of \$20,000.00, on the 27th day of July, 1979.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
RB 11218

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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