

GREENVILLE 007070
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MORTGAGE OF REAL ESTATE—Office of David, Thomson, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Marvin L. Bayne

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto
Ollie L. Childress
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Six Thousand and No/100----- DOLLARS (\$ 6,000.00)
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in monthly installments of \$64.95, with the first payment to be made on the first day of October, 1972, with a like payment on the first of each month thereafter, payments to apply first to interest and the balance to principal

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, near the City of Greenville, being known and designated as Lot 3 as shown on a plan of Property of John R. and Ollie L. Childress prepared by H. C. Clarkson, Surveyor, dated September 11, 1970, and having, according to said plan, the following metes and bounds, to wit:

BEGINNING at a stake on the Southern side of Tryon Avenue at the joint front corner of Lots 2 and 3, running thence with the common line of said lots, S. 3-02 W. 105 feet to a stake; thence S. 65-0 E. 49.8 feet to a stake; thence N. 30-51 E. 82.4 feet to a stake; thence N. 17-0 E. 61.1 feet to a stake on the Southern side of Tryon Avenue; thence continuing with Tryon Avenue, S. 88-00 W. 99.8 feet to the point of beginning.

This property is the same conveyed to the Mortgagor by the Mortgagee as is shown in deed to be recorded herewith, and this mortgage is given in order to secure a portion of the purchase price.

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 any other equipment or 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.