



Nonrecourse Status refigured on the amount loaned. \$40072.04

MORTGAGE

THIS MORTGAGE is made this 20 day of September 1982 between the Mortgagor, Billie Allen Traylor and Linda M. Traylor (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty three thousand seven hundred thirty dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 20, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1992

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 GREENVILLE State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Being shown and designated as Lot Number 7 of Stratton Place, Sheet 1, on plat recorded in Plat Book 4-R at Page 36 of the RMC Office for Greenville County.

THIS is the same property conveyed to the Grantor by deed of Blanche Eugenia Hudson recorded September 9, 1977, in Deed Book 1064 at Page 457 of the RMC Office for Greenville County.

THIS property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record, or on the ground which may affect said lot.

AS a part of the consideration for this conveyance, Grantees hereby assume and agree to pay the balance of that certain mortgage in favor of Fidelity Federal Savings and Loan Association, having a present balance of \$59,424.34.

THIS is the same property conveyed by deed of Davidson Enterprises, dated 7-6-78 and recorded 7-7-78, in the RMC Office for Greenville County in Volume 1082 at page 648.

which has the address of 105. Coventry Rd. Greenville, SC 29615 (Street) (City) (herein "Property Address"); (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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