

FILED
GREENVILLE S.C.
APR 11 11 07 AM '83
JOHN H. LESLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of April, 1983, between the Mortgagor, Jack R. Traynham and Kay H. Traynham, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$15,281.53 (Fifteen thousand two hundred eighty-one and 53/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1990.

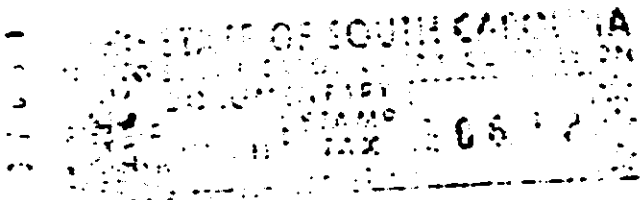
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot 133 on plat of Kingsgate recorded in Plat Book WW at Pages 44 and 45 in the RMC Office for Greenville County, and having the following metes and bounds:

BEGINNING at an iron pin on the turn-around of Swindon Court at the joint front corner of Lot 132, and running thence with said lot, S 44-06 E 165.6 feet to an iron pin; thence S. 60-40 W 156.2 feet to an iron pin; thence with line of Lots 134 and 135, N. 20-09 W. 200 feet to an iron pin on Swindon Court; thence with Swindon Court, N 65-47 E 23.5 feet, S 77-08 E. 46.3 feet, and N. 69-17 E 24.9 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of W. N. Leslie, Inc. and recorded in the RMC Office for Greenville County on June 23, 1972 in Deed Book 947 at Page 53.

This is a second mortgage and is Junior in Lien to that mortgage executed by Jack R. and Kay H. Traynham to First Federal Savings & Loan Association which mortgage is recorded in the RMC Office for Greenville County on June 23, 1972 in Book 1238 at Page 489.



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which has the address of 6 Swindon Court Greenville,
South Carolina 29615 (herein "Property Address");
(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 seized 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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