

FILED  
GREENVILLE CO. S. C.  
NOV 23 12 25 PM '83  
DONNIE B. WALKER  
R.M.C.

First Federal of South Carolina  
Post Office Box 403  
Greenville, South Carolina 29602  
VOL. 1637 PAGE 330  
BOOK 87 PAGE 481

### MORTGAGE

510-3206116-R

THIS MORTGAGE is made this 31st day of October, 1983 between the Mortgagor, Robert G. Traynham and Janice A. 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 \$11,583.64 (Eleven Thousand Five Hundred Eighty Three and 64/100) dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 October 31, 1993.....;

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 piece, parcel or lot of land, together with buildings and improvements, in deed book 1007 at page 00.

This is a second mortgage and is Junior in Lien to that mortgage executed by Robert G. Traynham and Janice A. Traynham which mortgage is recorded in RMC Office for Greenville County on 09/11/78 in Book 1443 at Page 764.

PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
South Carolina

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GREENVILLE  
S. C.

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which has the address of 12380 Drive, Greenville (City)  
Greenville (State and Zip Code) (herein "Property Address");  
Donnie B. Walker R.M.C.

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.

SOUTH CAROLINA — 1 to 4 Form 3-675-FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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