

FILED
GREENVILLE, S.C.
JAN 11 1983
CORRECTOR
K.M.L.

First Federal of South Carolina
Trust Office Building
Greenville, South Carolina 29602

Vol 1637 Page 330

MORTGAGE

210-3206118-K

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, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the Eastern side of Thelma Drive, being shown and designated as Lot No. 46 on a Plat of CEDAR TERRACE, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB at Page 137, and being more particularly described as follows:

BEGINNING at an iron pin on the Southern edge of Thelma Drive at the joint front corner of Lots 46 and 47, and running thence N. 23-44 E. 86.5 feet to an iron pin; running thence N. 56-58 E. 94.9 feet to an iron pin; running thence S. 24-06 E. 172.15 feet to a point; running thence S. 52-09 W. 35 feet to an iron pin; running thence S. 31-37 W. 15 feet to a point; running thence N. 67-56 W. 160.85 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Rex M. Fulks and Barbara J. Fulks and recorded in the RMC Office for Greenville County on 09/11/78 in Deed Book 1087 at Page 68.

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.

RECORDED
1983 OCT 11 10 46 AM
RMC OFFICE
GREENVILLE, S.C.

which has the address of 301 Thelma Drive, Greenville, South Carolina 29662 (herein "Property Address");

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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