

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mortgagors' address: 304 Trails End Greenville, SC 29607
Mortgagees' address: Rt. 2 Huntington Road Greenville, SC 29607

GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

BOOK 1583 PAGE 157

OCT 13 4 03 PM '82 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, We, William B. Traxler, Jr. and Patricia A. Traxler,--

(hereinafter referred to as Mortgagor) is well and truly indebted unto --Alan M. Peabody and Louise S. Peabody--

(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

Thirty Seven Thousand and No/100 Dollars (\$ 37,000.00) due and payable on or before January 10, 1984 subject to the terms and conditions of Note given by the Mortgagors, evidencing the debt this Mortgage secures

with interest thereon from January 10, 1983 at the rate of nine (9%) per centum per annum, to be paid: monthly.

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:

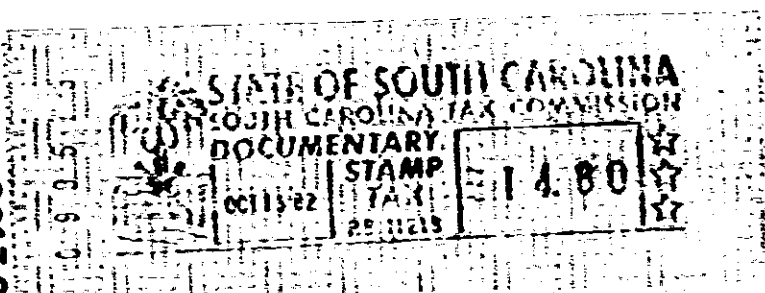
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as Lot No. 4 as shown on plat entitled "Section Four, Elizabeth L. Marchant" prepared by Dalton & Neves Co., dated February, 1979, recorded in Plat Book 7-X at page 60 in the RMC Office for Greenville County, SC, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Craigwood Court at the joint front corner of Lots 4 and 5 and running thence with the joint line of said lots, S. 31-30 E. 200 feet to a point in line of property now or formerly of Elizabeth L. Marchant; thence with the line of said property S. 51-44 W. 175 feet to a point in line of property now or formerly of J. Harold Mason; thence with said property, N. 38-16 W. 225 feet to a point on the turn-around of Craigwood Court; thence with said turn-around, S. 83-16 E. 70.7 feet; thence continuing N. 21-44 E. 50 feet to an iron pin on the southwestern side of Craigwood Court; thence with said street, N. 51-44 E. 70 feet to an iron pin; thence continuing N. 53-55 E. 35.3 feet to the point of beginning.

The abovedescribed property is the same conveyed by the Mortgagees to the Mortgagors by deed dated September 30, 1982 and being recorded simultaneously herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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