

# MORTGAGE

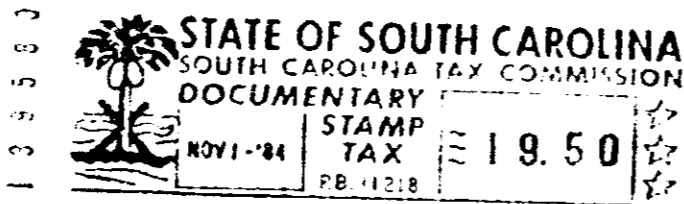
VOL 1688 PAGE 46

THIS MORTGAGE is made this 31st day of October 1984, between the Mortgagor, Robert G. Traynham and Janice A. Traynham (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE. WHEREAS Borrower is indebted to Lender in the principal sum of Sixty-five thousand and no/100ths (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2010

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, with all buildings and improvements, situate, lying and being on the southeastern side of the cul-de-sac of Creekwood Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 83 on a plat of FORRESTER WOODS, SECTION TWO, made by R.B. Bruce, Surveyor, dated March 17, 1973, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-X, page 64, reference to which is hereby craved for the metes and bounds thereof.

The above property being conveyed to the Mortgagors herein by deed of John E. Swan and Mary Louise S. Swan on November 9, 1983 recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1201 at Page 254.



GCTG -- 3 NO. 184

which has the address of Lot No. 83, Forrester Woods Subd., Mauldin, South Carolina (City) (herein "Property Address"); (State and Zip Code)

462

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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