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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
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BOOK 1277 PAGE 871

MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: MARVIN D. TRABER AND JOYCE V. TRABER

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK
SIMPSONVILLE, SOUTH CAROLINA

(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-----

-----THREE THOUSAND SIX HUNDRED EIGHT AND 64/100----- Dollars (\$ 3,608.64) ~~XXXXXXXXXX~~

together with add on interest at the rate of six (6) per cent per annum until paid in full, said principal and interest being payable in 36 consecutive monthly installments of \$100.24, commencing on the 20th day of June, 1973, and continuing on the 20th day of each month thereafter until paid in full.

with interest thereon from date at the rate of six (6) per centum per annum to be paid: in advance

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, in Austin Township, and being known and designated as Lot No. 82 in the subdivision known as EASTDALE Subdivision, plat of said subdivision being recorded in the Greenville County RMC Office, and being more fully described as follows:

BEGINNING at an iron pin on the north side of Mimosa Drive, joint corner with Lot No. 83, and running thence along said lot, N. 15 00 E. 200 feet to an iron pin; thence S. 75 00 E. 100 feet to an iron pin; thence S. 15 00 W. 200 feet to an iron pin on Mimosa Drive, thence along said drive, N. 75 00 W. 100 feet to the point of beginning.

The plat above referred to is recorded in the RMC Office for Greenville County in Plat Book YY, at pages 118 and 119.

This mortgage is second and junior in lien to mortgage in favor of First Federal Savings & Loan Association, Greenville, South Carolina, in the original amount of \$16,000.00, recorded September 24, 1965, in REM Volume 1008 at page 397.

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 such 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.