

FILED
GREENVILLE CO. S. C.
JUL 17 10 19 AM '79
DONNIE E. WILKERSLEY
M.C.

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MORTGAGE

THIS MORTGAGE is made this 16th day of July, 19 79, between the Mortgagor, James L. Traynham and Elizabeth G. Traynham, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

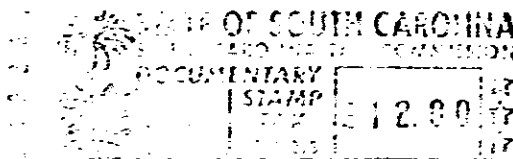
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND and No/100 ----- (\$30,000.00) ----- Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009

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, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the southern side of Oregon Street, being shown and designated as Lot No. 6 on plat of KANATENAH Subdivision, Block L, recorded in the RMC Office for Greenville County in Plat Book F on Page 131, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Oregon Street, joint front corner of Lots Nos. 5 and 6, and running thence along the southern side of Oregon Street, N. 63-25 E. 60 feet to an iron pin on the western side of Stewart Street (now known as East Augusta Place); thence along the western side of Stewart Street (now known as East Augusta Place), S. 26-30 E. 165 feet to an iron pin; thence running S. 63-25 W. 60 feet to an iron pin, joint rear corner of Lots Nos. 5 and 6; thence along the common line of said lots, N. 26-30 W. 165 feet to an iron pin on the southern side of Oregon Street, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Lee McLean Foreman and Cathy M. Foreman, dated July 16, 1979, and recorded simultaneously herewith.



which has the address of 223 East Augusta Place, Greenville, S. C. 29605 (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 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.

CCCTO --- JUL 17 79 020

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