

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 1 46 PM '81 MORTGAGE OF REAL ESTATE

DO NOT WRITE IN THESE SPACES TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, RYLAND T. TRAYNHAM and PATRICIA C. TRAYNHAM

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARD T. STROM, TRUSTEE UNDER THE TRUST AGREEMENT DATED OCTOBER 2, 1981, FOR THE BENEFIT OF PATRICIA LYNSEY TRAYNHAM, BRITTON HAIG TRAYNHAM AND LAURA SIGRID TRAYNHAM, (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 Fifty-nine Thousand ----- Dollars (\$ 59,000.00) due and payable October 19, 1991,

(13%)
with interest thereon from date at the rate of Thirteen/ 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:

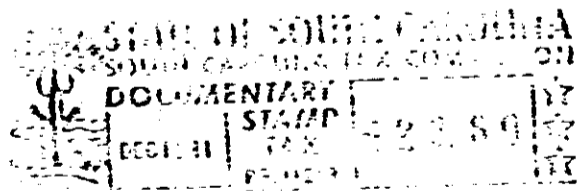
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being shown and designated as Lot No. 125-A on Plat of a Re-Subdivision of Lots 125 and 126 of TULLY P. BABB ESTATE, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "4-A" at Page 17, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Stonehaven Drive at the joint front corner of Lots 125 and 125-A, and running thence with the line of Lot 125, S. 84-38 E. 250 feet to an iron pin; thence N. 5-22 E. 126.6 feet to an iron pin on Shelburne Road; thence with Shelburne Road, N. 82-38 W. 224.9 feet to an iron pin at corner of Shelburne Road and Stonehaven Drive; thence with the curve, the chord of which is S. 51-22 W. 34.7 feet to an iron pin; thence with Stonehaven Drive, S. 5-22 W. 110 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Suzanne G. Hughes dated May 18, 1979, and recorded on May 18, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Book 1102 at Page 859.

This Mortgage is second and subordinate to that Mortgage given by the Mortgagor herein to First Federal Savings and Loan Association in the original principal amount of \$99,950.00, dated May 18, 1979, and recorded in said R.M.C. Office on May 18, 1979, in Book 1467 at Page 29.

2 DE 10 81 407



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.

0 4 3 9

4328 RV-2