

Mortgagee's Mailing Address: Drawer 408
Greenville, S.C. 29602

GREVILLE S.C.

BOOK 1509 PAGE 149

JUL 30 10 34 AM '80

RECORDED BY SRSLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of July,
19 80, between the Mortgagor, Thomas W. Traxler and Elizabeth E. Traxler,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Five
Hundred and No/100 (\$30,500.00) Dollars, which indebtedness is evidenced by Borrower's
note dated July 30, 1980, (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, with building and improvements
thereon, situate in the City of Greenville, County of Greenville, State
of South Carolina, located on the eastern side of Summit Drive and
designated as Lot No. 4, property of David L. Dorrity and Leanne A.
Dorrity, a plat of which is recorded in the RMC Office for Greenville
County in Plat Book 7-H at Page 23, and having, according to more recent
survey dated July 22, 1980 by Carolina Surveying Co., the following metes
and bounds, to wit:

Beginning at an iron pin on the eastern side of Summit Drive, joint front
corner of Lots 3 and 4, which iron pin is 85 feet in a southerly direction
from the southeast intersection of Summit Drive and Northwood Avenue;
thence along the joint line of said lots S 87-34 E 154.6 feet to an iron
pin in line of Lot 6, rear joint corner of Lots 3 and 4; thence along the
joint line of Lots 4 and 6 S 1-26 W 85 feet to an iron pin; thence along
line of Lot 4 N 87-34 W 154.9 feet to an iron pin in line of Summit Drive;
thence along the easterly side of Summit Drive N 1-43 E 85 feet to the
point of beginning.

This is the same property conveyed by David L. Dorrity and Leanne A.
Dorrity to the mortgagors by deed dated July 30, 1980 which deed is being
recorded simultaneously herewith.

which has the address of 512 Summit Drive Greenville,
(Street) (City)
South Carolina 29609 (herein "Property Address");
(State and Zip Code)

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.

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