

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 25 3 31 PM '81

MORTGAGE OF REAL ESTATE

JOHN R. TANKERSLEY  
R.M.C. WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, --I, Wm. Byrd Traxler, Sr.,--

(hereinafter referred to as Mortgagor) is well and truly indebted unto --The South Carolina National Bank as Trustee for Elsie M. V. Peters under Agreement dated October 12, 1977--

(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

Twenty-One Thousand Two Hundred Fifty and No/100 Dollars (\$21,250.00 ) due and payable in twenty-four (24) equal monthly installments of \$205.57 commencing on April 10, 1981 until April 1, 1983 at which time the remaining principal balance with accrued interest shall be due and payable in full

with interest thereon from March 10, 1981 at the rate of ten (10%) per centum per annum, to be paid: Monthly until paid in full.

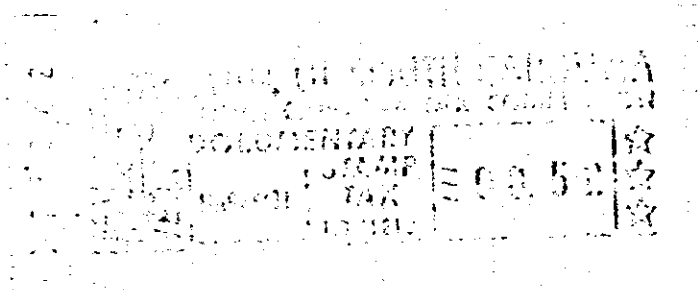
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and in the City of Greenville, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Williams Street, 135 feet south of North Street, and running thence with Williams Street S. 15 1/4 E. 50 feet to pin at alley; thence with alley S. 76 W. 100 feet to an iron pin; thence N. 15 1/4 W. 50 feet to pin; thence N. 76 E. 100 feet to the beginning corner on Williams Street, and being a part of Lot 3, Block 6, plat recorded in the R.M.C. Office Book ZZ, page 934.

The abovedescribed property is the identical tract conveyed by the Mortgagee to the Mortgagor by deed dated March 10, 1981 and being recorded simultaneously herewith.



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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 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.

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