

MORTGAGE OF REAL ESTATE -

BOOK 1549 PAGE 510

201 Pebblecreek Dr.
Taylors, S. C. 29687STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLERECORDED
AUG 10 11 28 AM '81
ANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILL A. TRAYLOR and LINDA M. TRAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD H. REX and BRUCE E. REX

(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 Nine Thousand Three Hundred Thirty-Three and no/100-----
-----Dollars (\$ 9,333.00) due and payable

in accordance with the terms of said Note

with interest thereon from _____ date _____ at the rate of eleven per centum per annum, to be paid: annually

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, being known as Unit No. 41 of the Trentwood Horizontal Property Regime as described in a Master Deed dated October 16, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1008, Pages 527 through 611, inclusive, and described on a survey thereof appearing of record in Plat Book 5H, Page 48, as shown by the Master Deed amended on June 2, 1976, recorded in Deed Book 1038, Page 140, amended on July 7, 1978, in Deed Book 1082, Page 742, and further amended on November 3, 1978, in Deed Book 1091, Page 223, subject to the Delarant's Assignment of Numbers to Residences by instrument dated June 28, 1979, recorded in Deed Book 1106, Page 6, reference to which is hereby carved for the metes and bounds thereof.

The above described property is the same property conveyed to Bill A. Traylor and Linda M. Traylor by deed of Donald H. Rex and Bruce E. Rex dated July 27, 1981, to be recorded herewith.

The above described property is junior in lien to that certain note and mortgage given to United Federal Savings and Loan Association of Fountain Inn, in the original amount of \$31,780.70, dated July 27, 1981, and recorded in the RMC Office for Greenville County, South Carolina, on ~~July~~ Aug 10, 1981, in Mortgage Book 1549, Page 417

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.