

MORTGAGE OF REAL ESTATE -

Mortgagor's Address: 105 Country Rd.

GREENVILLE, S.C.

Greenville, S.C.

STATE OF SOUTH CAROLINA

3 27 PM '81

MORTGAGE OF REAL ESTATE

29015

COUNTY OF GREENVILLE

RENDERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 1558 PAGE 824

WHEREAS, HENRY MICHAEL BRAZEAL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BILL A. TRAYLOR

(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 SEVEN THOUSAND FIVE HUNDRED and no/100

Dollars (\$ 7,500.00) due and payable

in accordance with the terms of said Note,

with interest thereon from date at the rate of thirteen per centum per annum, to be paid: at maturity

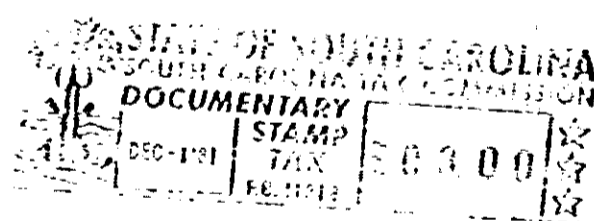
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 shown and designated as Lot No. 31 on a Plat of EDWARDS FOREST, SECTION 5, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X, Page 50, reference to which is hereby craved for the metes and bounds thereof.

The within Mortgage is junior in lien to that certain Note and Mortgage given by Henry Michael Brazeal to First Federal Savings and Loan Association, dated June 21, 1979, and recorded June 21, 1979, in Mortgage Book 1470, Page 921, in the original amount of \$56,000.00.

The above described property is the same property conveyed to Henry Michael Brazeal by Premier Investment Company, Inc., dated June 21, 1979, and recorded June 21, 1979, in the RMC Office for Greenville County, South Carolina, in Deed Book 1105, Page 263.



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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 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.

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