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GREENVILLE S.C.  
JUN 1 9 57 AM '83  
DONNIE S. TAYLOR  
R.M.C.

BOOK 1609 PAGE 249

# MORTGAGE

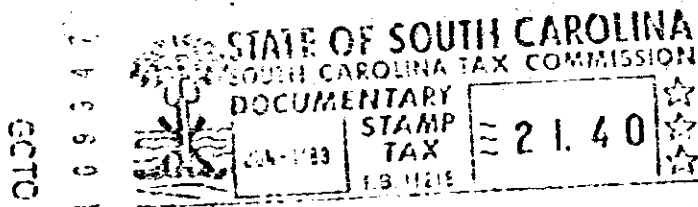
THIS MORTGAGE is made this 31st day of MAY 19. 83, between the Mortgagor, WILLIAM B. TRAXLER, JR. and PATRICIA A. TRAXLER (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND FIVE HUNDRED (\$53,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 2013

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 situate, lying and being in the city of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 4 shown on a plat of the subdivision of ELIZABETH L. MARCHANT PROPERTY, Section Four, recorded in the RMC Office for Greenville County, S. C. in plat book 7-X at page 60.

This is the same property conveyed to mortgagors by Alan M. Peabody and Louise S. Peabody by deed dated Sept. 30, 1982 recorded Oct. 13, 1982 in deed vol. 1175 page 680 of the RMC Office for Greenville County, S. C.



which has the address of 35 Craigwood Court, Greenville, S. C. 29607 (Street) (City) (State and Zip Code) (herein "Property Address");

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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