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AUG 14 1979
GREENVILLE
SHERSLEY

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MORTGAGE

THIS MORTGAGE is made this 15th day of August, 1979, between the Mortgagor, Chalmers E. Troutman, (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").

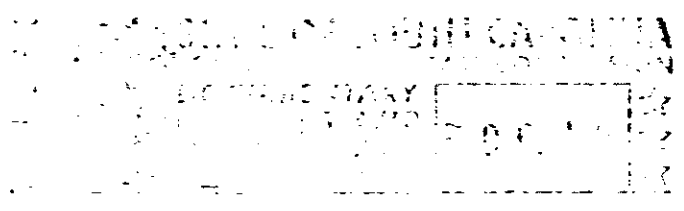
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand Eight Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 in Butler Township, Greenville County, being known and designated as Lot No. 21 of Block "J" on a map of Fair Heights made by R. E. Dalton, Engineer, October 1924 recorded in the R.M.C. Office for Greenville County in Plat Book "F", page 257, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the north side of Cumberland Avenue, joint corner of Lot Nos. 20 and 21 of Block "J", and running thence with the rear line of lot No. 20, N. 58-40 W. 140 feet to an iron pin, joint corner of Lots Nos. 20, 21, 17 and 16; thence with the rear of line of lot No. 16, N. 31-20 E. 50 feet to an iron pin, joint corner of lots Nos 21 and 22; thence with the line of lot No. 22 S. 58-40 E. 140 feet to an iron pin on the north side of Cumberland Avenue; thence with Cumberland Avenue S. 31-20 W. 50 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagor by deed of James Edward Middleton recorded in the R.M.C. Office for Greenville County in Deed Book 1109, page 776, on August 21, 1979.



which has the address of 28 Cumberland Avenue Greenville, South Carolina (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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