

GREENVILLE  
APR 29 AM '80  
SIMPSONVILLE  
ERSLEY

# MORTGAGE

THIS MORTGAGE is made this 5th day of June, 1980, between the Mortgagor, Kenneth A. Troutman (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 certain piece, parcel, or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 77 of Trentwood Horizontal Property Regime as is more fully described in Master Deed dated October 16, 1974, and recorded in the RVC Office for Greenville County in Deed Vol. 1008 at Pages 527-611 and survey and plot plan recorded in Plat Book 5-H at Page 48, which Master Deed was amended June 2, 1976, and recorded in the RVC Office for Greenville County in Deed Volume 1038 at Page 140, an "as-built" survey showing the above unit being filed in Plat Book 5Y at Page 4 and 5.

This is the same property conveyed to the within Mortgagor by deed of Walter Francis Quinn, Jr. dated APRIL 29, 1980, 1980, and recorded in the RVC Office for Greenville County in Deed Volume 1124 at Page 768.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA  
GREENVILLE COUNTY  
DOCUMENT NO. 1504-743  
JUN 10 1980

which has the address of 77 Trentwood Condominiums, Simpsonville, SC 29681 (herein "Property Address");  
(Street) (City) (State and Zip Code)

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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