

GREENVILLE, S.C.
OCT 3 3 12 PM '80
DONNIE BANKERS

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MORTGAGE

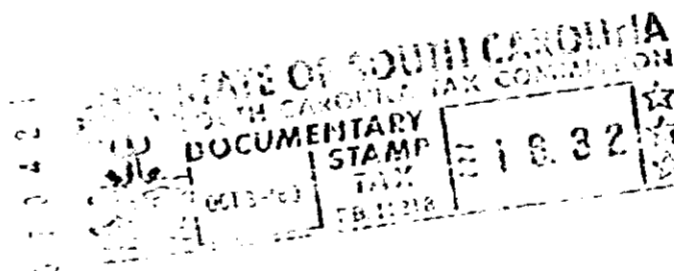
THIS MORTGAGE is made this 3rd day of October 1980, between the Mortgagor, L. P. Associates, a general partnership (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand, Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 3, 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 October 1, 2010

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 condominium unit known as Unit No. 52 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 at pages 527 through 611, inclusive, and survey and plot plan appearing of record in Plat Book 5-H at page 48 and Plat Book 7-A at pages 11 and 12, which Master Deed was amended on June 2, 1976, recorded in Deed Book 1038 at page 140 and subsequently amended by Second Amendment on July 7, 1978, recorded in Deed Book 1091 at page 223 and subject to Declarant's Assignment of Numbers to Residences by instrument recorded in Deed Book 1097 at page 879 on March 6, 1979.

The above property is the same property convey to the mortgagor by deed of William F. McCowan to be recorded herewith.



which has the address of Unit 52, Trentwood Horizontal Property Regime (Street) (City) Simpsonville, S.C. (herein "Property Address"); (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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