

FILED
GREENVILLE CO. S. C.

AUG 10 11 22 AM '81

MORTGAGE

BOOK 1549 PAGE 417

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 27th day of July, 1981, between the Mortgagor, BILL A. TRAYLOR and LINDA M. TRAYLOR (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY ONE THOUSAND SEVEN HUNDRED EIGHTY and 70/100 (\$31,780.70) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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. 41 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, Pages 527 through 611, inclusive, and described on a survey thereof appearing of record in Plat Book 5H, Page 48, as shown by the Master Deed amended on June 2, 1976, recorded in Deed Book 1038, Page 140, amended on July 7, 1978, in Deed Book 1082, Page 742, and further amended on November 3, 1978, in Deed Book 1091, Page 223, subject to the Declarant's Assignment of Numbers to Residences by instrument dated June 28, 1979, recorded in Deed Book 1106, Page 6, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same property conveyed to Bill A. Traylor and Linda M. Traylor by deed of Donald H. Rex and Bruce E. Rex dated July 27, 1981, to be recorded herewith.



which has the address of Unit 41 Trentwood Condominiums, Simpsonville, South Carolina, 29681 (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.

REC'D IN CLERK'S OFFICE
AUG 10 1981

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