

FILED
GREENVILLE, S.C.
AUG 26 PM '79
DONNERSLEY
R.H.C.

VL 1477 MAR 81b

MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1979, between the Mortgagor, ROBERT C. TRUMBO and PATRICIA E. ENSSLEN (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").

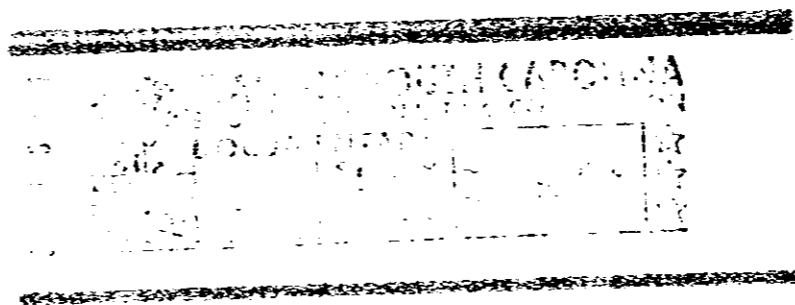
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Eight Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 _____, State of South Carolina:

ALL that certain piece, parcel or lot of land, with all improvements thereon, located, lying and being in the County of Greenville, City of Simpsonville, State of South Carolina, being known and designated as Lot 64 of Powderhorn, Section 1, plat of which is recorded in the Greenville County RMC Office in Plat book 5D at Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint front corner of Lot 64 and Lot 65 and running thence, along the line of Lot 64 N. 88-00 E., 124.5 feet to an old iron pin; thence S. 2-30 E., 50.0 feet to an old iron pin; thence S. 48-08 W., 110.0 feet to a point on the cul-de-sac of Brandon Court; thence along the cul-de-sac of Brandon Court, the chord of which is N. 76-55 W., 40.0 feet to a point at the joint rear corner of Lot 64 and Lot 65; thence along the joint line of said lots N. 2-55 W., 110.0 feet to an old iron pin at the joint front corner of Lot 64 and 65, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of American Service Corporation of South Carolina recorded in the Greenville County RMC Office in Deed Book 1109 at Page 833 on the 21 day of August, 1979.



which has the address of 104 Brandon Court, Simpsonville, S. C. (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 seized 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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