

Mar 23 1 11 PM '84

# MORTGAGE

DONALD H. WERSLEY  
R.M.C.

THIS MORTGAGE is made this 23rd day of March,  
19 84, between the Mortgagor, DENNIS H. LOCKWOOD

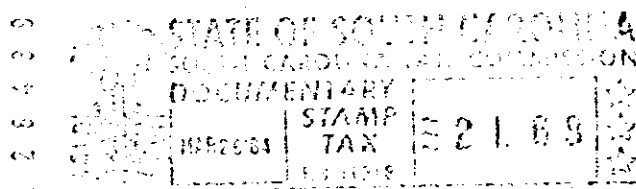
, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FOUR THOUSAND ONE HUNDRED FIFTY (\$54,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated Mar. 23, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

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 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 survey thereof appearing of record in Plat Book 5H, at page 48, as shown by the Master Deed amended on June 2, 1976, recorded in Deed Book 1038, at page 140, amended on July 7, 1978, in Deed Book 1082, at page 742, and further amended on November 3, 1978, in Deed Book 1091, at page 223, subject to the Declarant's Assignment of Numbers to Residences by instrument dated June 28, 1979, recorded in Deed Book 1106, at page 6, reference to which is hereby invited for the metes and bounds thereof.

The above described property is the same property conveyed unto Bill A. Traylor and Linda M. Traylor by Deed of Donald H. Rex and Bruce E. Rex, dated July 27, 1981, recorded in Deed Book 4153, at page 289; conveyed unto Mortgagor herein by Deed of the said Bill A. Traylor and Linda M. Traylor, dated of even date, and recorded in Deed Book 1208, at page 919, aforesaid Records.



which has the address of #42 Trentwood, Simpsonville, SC 29681,  
(Street) (City)  
(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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