

GREENVILLE CO. S. C.
DEC 14 10 57 AM '79
DONNA B. TANKERSLEY
R.M.C.

EDD. 1491 PAGE 167

MORTGAGE

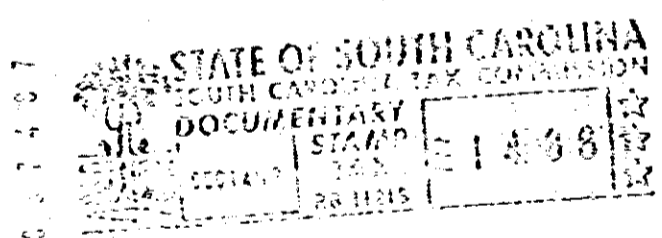
THIS MORTGAGE is made this 14th day of December, 1979, between the Mortgagor, A. Stanley Austin and Pauline B. Austin (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand One Hundred Thirty-three and 78/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 December 1, 2007;

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. 104 of the TRENTWOOD HORIZONTAL PROPERTY REGIME, described in a Master Deed, dated October 16, 1974, recorded in the RMC Office for Greenville County, S. C., in Deed Book 1008, page 527, as amended by an Amendment to the Master Deed recorded in Deed Book 1038, page 140, and as shown on a survey and plot plan appearing of record in the RMC Office for said county and state in Plat Book 5-H, page 48.

The above property is the same conveyed to the Mortgagors by deed of Frank F. Mann and Audrey V. M. Mann to be recorded simultaneously herewith.



which has the address of Unit 104 Trentwood Condominiums, Simpsonville (Street) (City), S. C. 29681 (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 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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