

REC'D
S. C.
AUG 14 '80
WOLF & HUSKEY

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MORTGAGE

THIS MORTGAGE is made this 8th day of August 1980, between the Mortgagor, Charles E. Trinkle and Geraldine M. Trinkle (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").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Fifty and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8th, 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 August 1, 1990

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: and being on Wallingford Road, near the City of Greenville, and known and designated as all of LOT NO. 106 of a subdivision known as BUXTON, plat of which is recorded in the RMC Office for Greenville County, in Plat Book 4-N at pages 2, 3 and 4, and shown by more recent survey and plat entitled "Survey for Charles E. and Geraldine M. Trinkle", prepared by Wolfe & Huskey, Inc., Surveyors, dated July 28, 1980, and recorded in the RMC Office for Greenville County in Plat Book 8-C at page 92, reference to said plats hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, and roadways of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagors by deed of John J. Reckling, Jr. and Shirley T. Reckling to be recorded herewith.

which has the address of 112 Wallingford Road Greenville
[Street] [City]
S.C. 29301 (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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