

FILED
GREENVILLE CO. S. C.

MAR 4 1 41 PM '83

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

CO. 1596 697

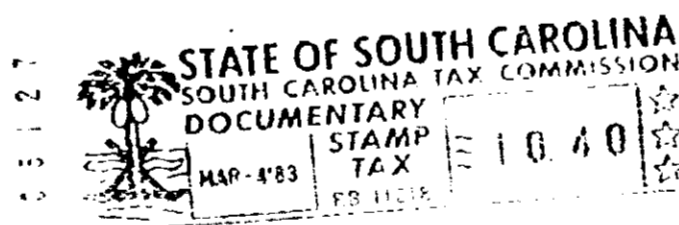
THIS MORTGAGE is made this 4th day of March,
1983, between the Mortgagor, Selestene H. Denny,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand
and no/100ths --- Dollars, which indebtedness is evidenced by Borrower's
note dated March 4th, 1983, (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,
2013.....;

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. 38 of the TRENTWOOD
HORIZONTAL PROPERTY REGIME, in Greenville County, South Carolina,
near the Town of Simpsonville, as established and described in a
Master Deed of the Trentwood Horizontal Property Regime, dated
October 16, 1974, recorded in the RMC Office for Greenville
County, S. C., in Deed Book 1008, pages 527 through 611, and
being more fully shown on a survey and plot plan recorded in the
RMC Office for said county and state in Plat Book 5-H, page 48,
which Master Deed was amended by deeds appearing of record in
Deed Book 1038, page 140, Deed Book 1082, page 742, and in Deed
Book 1091, page 223, a number for which unit was by instrument
appearing in Deed Book 1106, page 6, designated pursuant to the
terms of the Master Deed as amended.

The above property is the same conveyed to the Mortgagor by deed
of William H. Smith to be recorded simultaneously herewith.



which has the address of 38 Trentwood, Trentwood Condominiums, Simpsonville,
(Street) (City)
South Carolina 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 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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