

MORTGAGE

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This instrument is a security instrument under the laws of the State of South Carolina and is subject to the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ANTHONY BLAKE EVANS AND JANE F. EVANS

GREENVILLE COUNTY, SOUTH CAROLINA hereinafter called the Mortgagor, sends greetings:

WHEREAS, the Mortgagor is well and truly indebted unto PANSTONE MORTGAGE SERVICE, INC.

organized and existing under the laws of THE STATE OF GEORGIA hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of THIRTY SIX THOUSAND EIGHT HUNDRED FIFTY AND NO/100-----Dollars (\$ 36,850.00) with interest from date at the rate of EIGHT AND ONE-HALF per centum (8 1/2) per annum until paid, said principal and interest being payable at the office of PANSTONE MORTGAGE SERVICE, INC. in ATLANTA, GEORGIA

or at such other place as the holder of the note may designate in writing, in monthly installments of TWO HUNDRED EIGHTY THREE AND 38/100-----Dollars (\$ 283.38), commencing on the first day of JANUARY 1978 and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of DECEMBER 2007.

NOT KNOW ALL MEN, That the Mortgagor, in consideration of the debt aforesaid and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following described real estate situated in the County of State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 28 on a plat of Woodhedge, Section No. 1, prepared by Piedmont Engineers and Architects, dated August 17, 1973 and recorded in the RMC Office for Greenville County in Plat Book 5-D, Page 58 and a more recent plat prepared by Richard Wooten Land Surveying Company for Anthony B. and Jane F. Evans dated November 22, 1977 and recorded in the RMC Office for Greenville County in Plat Book LK, Page 3 and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern corner of the intersection of Adams Mill Road and Bluestone Court and running thence with Adams Mill Road N. 56-29 W., 154.7 feet to an iron pin; running thence N. 46-56 E., 145.9 feet to an iron pin, joint rear corner of Lots 28 and 29; running thence with the common line of said lots S. 46-00 E., 175.0 feet to an iron pin on Bluestone Court; running thence with said Bluestone Court S. 46-56 W., 88.0 feet to an iron pin at the intersection of Adams Mill Road and Bluestone Court; running thence S. 85-13 W., 39.34 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Leake & Garrett, Inc. to be recorded of even date herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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