

AUG 14 12 56 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

## MORTGAGE

BOOK 1549 PAGE 880

THIS MORTGAGE is made this 14th day of August 1981, between the Mortgagor, ISAAC H. PENNEBAKER and FRANCES M. PENNEBAKER (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

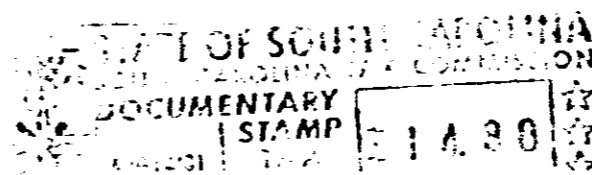
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven thousand one hundred thirty-seven & 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2003.

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 piece, parcel, or lot of land, situate, lying and being on the southern side of Fernwood Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 27 on a Plat of Section 4, EDWARDS FOREST, Property of Dorothy Edwards Cunningham, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 82, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Fernwood Drive, joint front corner of Lots 27 and 28, and running thence, S 33-15 E, 193.3 feet to an iron pin; thence S 53-24 W, 100.2 feet to an iron pin, joint rear corner of Lots 26 and 27; thence with the common line of said Lots, N 33-15 W, 199.15 feet to an iron pin on Fernwood Drive; thence along said Drive, N 56-45 E, 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Michael T. Monterastelli and Carol A. Monterastelli, to be recorded simultaneously herewith.



which has the address of 13 Fernwood Drive, Taylors, S. C. 29687 (herein "Property Address");

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.