

DONNIE R.M.C.

FILED L#10492
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DONNIE R.M.C.

MORTGAGE

200: 1551 F43E688

THIS MORTGAGE is made this 12th day of January 19.82, between the Mortgagor A. L. Cannon (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 12, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1992

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 those two pieces, parcels or lots of land lying, being and situate in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. Eight (8) and Nine (9) as shown on plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book MM, page 55, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the eastern side of Wynette Way joint front corners of Lots Nos. 9 and 10 and running thence along the line of said lots, N.50-16 E.163.7 feet to iron pin on rear line of Lot No. 5; thence running with the rear line of Lots Nos. 5, 6, and 7, S.39-44 E.238.7 feet to iron pin on the north side of Pinewood Drive; thence running with said drive, S.69-49 W.180.2 feet to iron pin at the intersection of Pinewood Drive and Wynette Way; thence running with Wynette Way N.37-44 W.178.4 feet to iron pin at the point of beginning. This being the same property which was conveyed to mortgagor herein by C. Harrell Krell by deed which has been recorded in the said R. M. C. Office on June 30, 1981 in Deed Book 1150, page 877. For a more particular description see the aforesaid plat.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
DOCUMENTARY
STAMP
\$9.00

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which has the address of Pinewood Estates, Pinewood 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 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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