

MORTGAGE

1697 1000
LEATHERWOOD, WALKER, TODD & MANN
BOOK 1621 PAGE 446

FILED
GREENVILLE

THIS MORTGAGE is made this 17th day of May 1983, between the Mortgagor, James Robert Pannell and Cheryl M Pannell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

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Borrower is indebted to Lender in the principal sum of U.S. \$ 7,637.08 which indebtedness is evidenced by Borrower's note dated May 17, 1983 and extensions and renewals of said note (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not earlier paid, due and payable on ~~June 15, 1988~~ May 15, 1988.

To SECURE to Lender 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, 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 in the County of Greenville, State of South Carolina, being known as #5 Avon Drive, Taylors, South Carolina and having, according to a plat by Freeland Associates dated October 29, 1979 to be filed herewith, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Avon Drive, said pin being the joint front corner of lots Nos. 18 and 19 and running thence with the common line of said lots N. 77-50 E. 157.4 feet to an iron pin, the joint rear corner of Lots Nos. 18 and 19; thence, s. 23-00 E. 121.5 feet to an iron pin; thence S. 10-30 E. 43.7 feet N. 83-50 W. 206.3 feet to an iron on the easterly side of Avon Drive; thence along the easterly side of Avon Drive on a curve, the chord of which is N. 2-39 W. 100 feet to an iron pin, the point of beginning.

-11-276-T33-3-24

This being the same property conveyed to the grantors herein by deed of Danny L. Lockridge and Laura P Lockridge and dated January 30, 1978 and recorded in RMC office of Greenville County in Book 1072, at Page 802.

The grantees address 5 Avon Drive, Taylors, South Carolina 29687.

This conveyance is subject to any easement, restriction, right of way either of record or on the ground.

which has the address of #5 Avon Drive Taylors South Carolina 29687 (herein "Property Address").

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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 and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold, are hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows

- 1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest in indebtedness evidenced by the Note and late charges as provided in the Note
- 2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note until the Note is paid in full, a sum therein "Funds" equal to one twelfth of the yearly taxes and assessments including condominium and

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SOUTH CAROLINA - LIVE IMPROVEMENT - 1983

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