

FILED  
GREENVILLE S.C.  
FEB 3 11 40 AM '84  
COUNTY OF GREENVILLE  
S.C.  
**MORTGAGE**

1048 651

THIS MORTGAGE is made this .....1st.....day of .....February.....  
1984 .. between the Mortgagor L. W. Penning and Martha W. Penning.....  
.....(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 THIRTY-EIGHT THOUSAND EIGHT  
HUNDRED AND NO/100 (\$38,800.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated February 1, 1984..... (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009.....

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 in the State and County aforesaid, in the City of Greer, on the  
North side of Highland Drive, as shown on plat prepared for Riddle Brothers  
& West Builders, Inc., by John A. Simmons, Registered Surveyor, dated  
December 15, 1983, which plat will be recorded forthwith in the R.M.C.  
Office for said County, and being more particularly described according  
to said plat as follows: Beginning at an old iron pin on the North side  
of Highland Drive, joint front corner with property owned now or formerly  
by Eldred H. Vaughn, and running thence with the North side of Highland  
Drive N. 58-29 W. 92.89 feet to an iron pin, joint corner with a 15-foot  
wide Easement as shown on said plat; thence with the line of said easement  
N. 27-33 E. 151.87 feet to an iron pin; thence S. 58-56 E. 96.03 feet to an  
old iron pin, joint rear corner with said Vaughn property; thence with the  
line of said Vaughn property S. 28-45 W. 152.43 feet to the point of be-  
ginning. For a more particular description, reference is hereby specifi-  
cally made to the aforesaid plat. This is a portion of the property con-  
veyed to E. G. Ballenger and Charles D. Ballenger by Geanie L. Caldwell by  
deed recorded in said Office on October 26, 1953, in Deed Book 487 at page  
495. The said E. G. Ballenger died testate on July 20, 1969, devising  
one-half of his interest in and to the above described property to his  
wife, Una J. Ballenger, and the other one-half to his three children,  
Charles Ballenger, Thetis B. Rush and Martha B. Lesley, as is more parti-  
cularly set forth in the Office of the Probate Judge for said County in  
Apt. 1093, File 9. The said Una J. Ballenger died testate on August 11,  
1978, devising her interest in and to the above described property as  
follows: a one-third undivided interest to her daughter, Thetis B. Rush,  
a one-third undivided interest to her daughter, Martha B. Lesley, a one-  
sixth undivided interest to her daughter-in-law, Elizabeth M. Ballenger,  
and a one-sixth undivided interest to her grandson, David Michael Ballen-  
ger, all as is more particularly set forth in said Probate Judge's Office  
in Apt. 1528, File 11. This is the same property conveyed to the Mort-  
gagors herein by Thetis B. Rush, Elizabeth M. Ballenger, Charles D.  
Ballenger, David Michael Ballenger and Martha B. Lesley by deeds to be  
recorded forthwith in said R.M.C. Office.

which has the address of.....Highland Dr......Greer.....  
[Street] [City]  
S. C. .. 29651..... (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 improve-  
ments 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.